

Exhibit D



CONSOLIDATED CONSULTING GROUP, LLC

August 8, 2013

Wentwood Capital Advisors
515 South Capital of Texas Hwy., Suite 103
Austin, TX 78746
Attn: Sarah Hamm

RE: Property Condition Assessment (PCA)
Summary Letter
Orchard Hills
5701 Orchard Street West
Tacoma, Washington 98467
CCG Project #: 3202

Dear Ms. Hamm,

CCG has performed a Property Condition Assessment on the Orchard Hills, located at 5701 Orchard Street West, Tacoma, Pierce County, Washington 98467 (the Property). The assessment was performed in general conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Standard E 2018-08 Guide for Property Condition Assessments.

Based on CCG's visual observations, the Property appears to be in generally fair condition with areas of deferred maintenance including but not limited to:

- Aging asphalt paving in need of general repairs, sealcoat, and striping
- Trees and tree roots in close proximity to building foundations
- Areas of dying grass turf and bare soil
- Aging and damaged perimeter fencing
- Inoperable portions of the landscape irrigation system
- Balconies in need of general repairs, cleaning and painting
- Water distribution lines in need of replacement

As a result of this investigation, CCG has developed the following cost estimates to address the deferred maintenance, life safety concerns and general reserves for the subject property:

<u>Category</u>	<u>Estimated Dollar Amount</u>
Immediate Needs (Action required in the next 60-90 days)	\$1,042,030.00
Short Term Needs (Action required in the next 90-365 days)	\$0.00
Reserves (15-year Term) – Cost per Unit per Year	\$948.10
Reserves (15-year Term) – Total un-inflated	\$2,299,070.00

ORCHARD HILLS
5701 ORCHARD STREET WEST
TACOMA, WASHINGTON 98467
CCG PROJECT #: 3202

CCG appreciates the opportunity to be of service to Wentwood Capital Advisors. If you have any questions or comments, please do not hesitate to contact CCG at (817) 424-9085.

Sincerely,

CONSOLIDATED CONSULTING GROUP, LLC



Dwayne Young
Project Manager



Jude Havens
Project Reviewer

PROPERTY CONDITION REPORT



ORCHARD HILLS
5701 ORCHARD STREET WEST
TACOMA, PIERCE COUNTY, WASHINGTON 98467
PROJECT NUMBER: CCG-3202

PREPARED FOR:

WENTWOOD CAPITAL ADVISORS
ATTN: SARAH HAMM
515 SOUTH CAPITAL OF TEXAS HWY., SUITE 103
AUSTIN, TX 78746

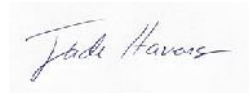
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ISSUE DATE: AUGUST 8, 2013



DWAYNE YOUNG
PROJECT MANAGER



JUDE HAVENS
PROJECT REVIEWER

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1.0 EXECUTIVE SUMMARY

1.1 GENERAL PROPERTY DESCRIPTION

Property Name:	Orchard Hills
Property Address:	<p>5701 Orchard Street West and 5102 South 58th Street Tacoma, Pierce County, Washington 98467</p> <p>According to the Pierce County Assessors web site http://www.co.pierce.wa.us the Property consists of six (6) parcels of land. Four parcels (identified as #5855000202, 0220234179, 5855000440 and 0220234031) are addressed as 5701 Orchard Street West. The remaining two (2) parcels are identified as 0220234111, 0220234112 and addressed as 5102 South 58th Street.</p> <p>For the purposes of this report, CCG has elected to use the primary address provided by the Client; 5701 Orchard Street West.</p>
Observations By:	Dwayne Young
Observations Date:	July 17, 2013
Property Type:	Multi-family Residential Apartments
Property Size:	The Property features eleven (11) three story apartment buildings, eight (8) two story apartment buildings and two (2) single story buildings identified as the maintenance/storage shop and the leasing office. The leasing office building features a dry sauna, hot tub, fitness center, and meeting room.
Number of Rental Units:	176*
Net Rentable Square Feet:	129,238*
Gross Square Feet:	135,664**
Acreage:	7.01*
Age:	1986 - Although the Pierce County Assessors website lists the “year built” as 1989, according to the “Certificate of Occupancy” issued by the City of Tacoma the Property was originally constructed in 1986 (27 years). Additionally the property management reported the age of the Property as 1986. For the purposes of this report has elected to rely on the Certificate of Occupancy.
Architect/Builder:	Unknown
Occupancy Rate:	82.39%*
Maintenance Staff:	Two, full time employees One, part time employee
Property Amenities:	Swimming pool, sauna, spa, fitness center, athletic courts, playground and covered parking
Unit Amenities:	Apartment units feature fully equipped kitchens, individual water heaters, and full size washer and dryers. Water, sewer and garbage bills are paid by the property management.
<u>Surrounding Properties</u>	
North Adjacent:	South 56 th Street West followed by commercial property

1.1 GENERAL PROPERTY DESCRIPTION

East Adjacent:	South Orchard Street followed by a retirement home and multi-family residences
South Adjacent:	Vacant land/commercial property
West Adjacent:	Multi-family residences followed by Orchard Street West
Miscellaneous Information	
Zoning & Description:	T-Transitional and C-1 Commercial
Zoning Violations:	None reported
Applicable Building Codes City of Tacoma:	<ul style="list-style-type: none"> ➤ The 2009 Edition of the International Building Code - IBC ➤ The 2008 National Electrical Code - NEC ➤ The 2009 Edition of the Uniform Plumbing Code (IPC) and the International Association of Plumbing and Mechanical Officials (IAPMO) Installation Standards ➤ The 2009 Edition of the International Mechanical Code - IMC
FIRM Map & Date:	530148 0030 B, dated December 1, 1983
Flood Zone & Description:	"X" - Defined as "Areas determined to be outside the 0.2% annual chance flood plain"
Seismic Zone:	Zone 3 – “Area of moderate to high probability of damaging ground motion” per Uniform Building Code 1994
Probable Maximum Loss:	CCG recommends that property management obtain a Probable Maximum Loss Survey for the Property as an immediate need.
Estimated Remaining Useful Life:	35 Years (assuming proper maintenance)

*As reported by the property management

**As reported by Pierce County appraisal district <http://www.co.pierce.wa.us>

1.2 SITE INSPECTION

During the site inspection CCG observed the exterior of the Property buildings, all parking areas, drive lanes and Property amenities. CCG entered all common areas, maintenance areas, mechanical rooms, 29 vacant units and 7 occupied units. CCG accessed the following units on the day of the site visit:

Unit #	Occupied/Vacant				
BB-1	Vacant	BB-2	Vacant	BB-4	Vacant
BB-5	Occupied	BB-7	Vacant / Model	BB-10	Vacant
DD-3	Occupied	EE-3	Occupied	A-1	Occupied
A-4	Vacant	B-4	Vacant	B-7	Vacant
C-7	Vacant	D-5	Vacant	F-5	Vacant
F-9	Vacant	F-10	Occupied	F-12	Vacant
G-2	Vacant	K-1	Vacant	K-16	Vacant
K-17	Occupied	L-2	Vacant	L-5	Vacant
L-11	Vacant	M-3	Vacant	M-7	Vacant
N-2	Vacant	N-6	Occupied	P-3	Vacant
P-5	Vacant	P-9	Vacant	Q-4	Vacant
Q-5	Vacant	Q-9	Vacant	Q-12	Vacant

1.3 GENERAL PHYSICAL CONDITION

Based on CCG's visual observations, the Property appears to be in generally fair condition with areas of deferred maintenance including but not limited to:

- Aging asphalt paving in need of general repairs, sealcoat, and striping
- Trees and tree roots in close proximity to building foundations
- Areas of dying grass turf and bare soil
- Aging and damaged perimeter fencing
- Inoperable portions of the landscape irrigation system
- Balconies in need of general repairs, cleaning and painting
- Water distribution lines in need of replacement

1.4 INTERVIEWS, DOCUMENT REVIEW & VIOLATION STATUS

1.4.1 Interviews

The following people or organizations were interviewed by CCG during the site visit or report preparation:

- City of Tacoma Building Department
- City of Tacoma Code Enforcement Department
- City of Tacoma Planning and Permits Department
- City of Tacoma Health Department
- City of Tacoma Fire Department
- Ms. Marci Spillman, Property Manager

1.4.2 Document Review

CCG was provided or obtained the following documents for review:

- CCG Pre-survey questionnaire completed by the property management
- Rent Roll Report dated July 16, 2013
- Certificates of Occupancy provided by the city of Tacoma
- Urban ALTA/ACSM Land Title Survey prepared by David W. Salmon dated October 24, 2006
- Contractor proposal and invoice from All Service Plumbing for work performed on Unit # C-7 on February 23, 2012
- Prior PCA performed by Red Capital Advisors, LLC dated 09/08/2011
- Prior PCA performed by Consolidated Consulting Group dated August 20, 2012

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1.4.3 Violation Status

CCG contacted the City of Tacoma Planning and Permits Department, Code Enforcement Department, Health Department, and Fire Department for information regarding the Property. Specifically, CCG requested information relating to the status of the certificate of occupancy, inspection history and outstanding code violations. A summary of the results of the inquiries are summarized below.

Violation Summary Table		
Department Contacted	Outstanding Violations on File	Comments
City of Tacoma Building Department	Pending	CCG will forward any pertinent information to the Client upon receipt
City of Tacoma Code Enforcement Department	Pending	CCG will forward any pertinent information to the Client upon receipt
City of Tacoma Planning and Permits Department	Pending	CCG will forward any pertinent information to the Client upon receipt
City of Tacoma Health Department	Pending	CCG will forward any pertinent information to the Client upon receipt
Fire Department	Pending	CCG will forward any pertinent information to the Client upon receipt

1.5 TABLE I—SUMMARY OF COSTS

The following table summarizes the total costs of Immediate Needs, Short Term Needs, and Reserve Costs over the 15-year term of the evaluation.

TABLE I SUMMARY OF COSTS*

Report Section	Immediate Needs	Short Term Repairs	Term Needs			TOTAL
			1 - 2 Years	3 - 5 Years	6 - 13 Years	
Section 1.1 - General Property Description	\$ 1,500.00	\$ -	\$ -	\$ -	\$ -	\$ 1,500.00
Section 3.1 - Site & Site Improvements	\$ 80,330.00	\$ -	\$ 27,500.00	\$ -	\$ 45,160.00	\$ 152,990.00
Section 3.2 - Structural & Envelope	\$ 39,900.00	\$ -	\$ 259,200.00	\$ -	\$ 799,025.00	\$ 1,098,125.00
Section 3.3 - Mechanical, Electrical & Plumbing	\$ 880,000.00	\$ -	\$ 60,200.00	\$ 90,300.00	\$ 301,000.00	\$ 1,331,500.00
Section 3.4 - Vertical Transportation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Section 3.5 - Life Safety / Fire Protection	\$ 26,000.00	\$ -	\$ -	\$ -	\$ -	\$ 26,000.00
Section 3.6 - Interior Elements	\$ 13,300.00	\$ -	\$ 57,750.00	\$ 133,885.00	\$ 525,050.00	\$ 729,985.00
Section 3.7 - Other Conditions of Concern	\$ 1,000.00	\$ -	\$ -	\$ -	\$ -	\$ 1,000.00
Section 4.0 - Additional Considerations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 1,042,030.00	\$ -	\$ 404,650.00	\$ 224,185.00	\$ 1,670,235.00	\$ 3,341,100.00

* Does not include 2.5% annual inflation factors as shown on the reserve schedule (Table IV)

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1.6 TABLE II – IMMEDIATE NEEDS

Typically, immediate repairs are deficiencies that require action in the next 60-90 days as a result of: (i) existing or potentially unsafe conditions, (ii) negative conditions significantly impacting marketability or habitability, (iii) material building code violations, (iv) poor or deteriorated condition of a critical element or system, or (v) a condition that if left “as is” with an extensive delay in addressing same, would result in or contribute to critical element or system failure within 12 months or a significant escalation in the repair cost. For the purposes of this report, the Client has requested that all deferred maintenance and the make ready of all vacant/down units be included as an immediate need.

Immediate needs identified as a part of this investigation are described on Table II “Immediate Needs”.

Orchard Hills
5701 Orchard Street West
Tacoma, Washington 98467

Building Age: 27 (1986)
Number of Apartment Buildings: 19
Number of Units: 176

ITEM	QUANTITY	UNITS	UNIT COST	TOTAL COST	DM	LS	COMMENTS
Section 1.1 "General Property Description"							
Obtain a probable maximum loss survey	1	Lump Sum	\$ 1,500.00	\$ 1,500.00	X		Estimate only. Actual costs may vary
Section 1.4.3 "Violation Status"							
None	-	-	\$ -	\$ -			
Section 3.1 "Site & Site Improvements"							
Repair/replace damaged curbs and/or concrete tire stops	20	Crew Hours	\$ 145.00	\$ 2,900.00	X		Estimate only. Actual costs will vary based on contractors bid & amount of work required
Make general asphalt repairs including seal coating and striping of the entire asphalt drive lane and parking area spaces	269	Spaces	\$ 70.00	\$ 18,830.00	X		Estimate only. Actual costs will vary based on contractors bid & amount of work required
Remove trees and/or roots encroaching on buildings foundations	21	Per Building	\$ 600.00	\$ 12,600.00	X		Estimate only. Actual costs will vary based on contractors bid & amount of work required
Replace dying grass turf and/or install ground cover or mulch as needed throughout the Property	21	Per Building	\$ 500.00	\$ 10,500.00	X		Estimate only. Actual costs will vary based on contractors bid & amount of work required
Inspect and repair irrigation systems throughout the Property (Based on an average costs per building)	21	Per Building	\$ 1,000.00	\$ 21,000.00	X		Estimate only. Actual costs will vary based on contractors bid & amount of work required
Repair perimeter fencing	1,200	Linear feet	\$ 10.00	\$ 12,000.00	X		Estimate only. Actual costs will vary based on contractors bid & amount of work required
Make needed repairs to re-establish the racquetball/basketball court back to its original intended use	1	Lump Sum	\$ 2,500.00	\$ 2,500.00	X		Estimate only. Actual costs will vary based on contractors bid & amount of work required
Section 3.2 "Structural & Envelope"							
Perform general exterior repairs (See discussion in Section 3.2.3)	21	Per Building	\$ 1,000.00	\$ 21,000.00	X		Estimate only. Actual costs will vary based on contractors bid & amount of work required
Clean roof gutters	21	Per Building	\$ 500.00	\$ 10,500.00	X		Estimate only. Actual costs will vary based on contractors bid & amount of work required
Perform general repairs to the balconies as discussed in section 3.2.8	21	Per Building	\$ 400.00	\$ 8,400.00	X		Estimate only. Actual costs will vary based on contractors bid & amount of work required
Section 3.3 "Mechanical, Electrical & Plumbing"							
Replace Polybutylene piping throughout the Property and repair wall finishes as needed (refer to section 3.3.1.1)	176	Each	\$ 5,000.00	\$ 880,000.00	X		Estimate only. Actual costs will vary based on contractors bid & amount of work required
Section 3.4 "Vertical Transportation"							
None	-	-	-	\$ -			
Section 3.5 "Life Safety / Fire Protection"							
Install fire extinguishers in all common areas	5	Each	\$ 75.00	\$ -	X		No funds budgeted due to insignificant costs (<\$1,000.00). Perform as normal maintenance.
Engage a licensed fire alarm contractor to perform additional investigation and prepare a plan of repair if needed regarding new fire alarm requirements (refer to section 3.5.1 for discussion)	1	Lump Sum	\$ 5,000.00	\$ 5,000.00	X	X	Estimate only. Actual costs will vary based on contractors bid & amount of work required
Add fire alarm to the common area porches of all three story buildings if needed (refer to section 3.5.1 for discussion)	21	Each	\$ 1,000.00	\$ 21,000.00	X	X	Estimate only. Actual costs will vary based on contractors bid & amount of work required
Section 3.6 "Interior Elements"							
Make general repairs to sheet rock walls and ceilings throughout the Property. (Please refer to section 3.6.2.1 for discussion.)	88	Each	\$ 100.00	\$ 8,800.00	X		Estimate only. Actual costs will vary based on contractors bid & amount of work required
Make ready Unit D-5 (See discussion in Section 3.6.3)	1	Each	\$ 4,500.00	\$ 4,500.00	X		Estimate only. Actual costs will vary based on contractors bid & amount of work required
Section 3.7 "Other Conditions of Concern"							
Clean dryer vents throughout Property	40	Hours	\$ 25.00	\$ 1,000.00	X	X	Estimate only. Actual costs will vary based on contractors bid & amount of work required
Section 4.0 "Additional Considerations"							
Install padding on under sink piping in leasing office restrooms	2	Each	\$ 250.00	\$ -	X	X	No funds budgeted due to insignificant costs (<\$1,000.00). Perform as normal maintenance.
TOTAL IMMEDIATE PHYSICAL NEEDS							
				\$ 1,042,030.00			

DM = Deferred Maintenance

LS = Life Safety

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1.7 TABLE III – SHORT TERM REPAIRS

Short term repairs include opinions of probable costs to remedy physical deficiencies, such as deferred maintenance, that may not warrant immediate attention, but require repairs or replacements that should be undertaken on a priority basis in addition to routine preventive maintenance. Such opinions of probable costs may include costs for testing, exploratory probing, and further analysis should they be deemed warranted. The time frame for short term repairs is 3 to 6 months.

Short term repairs identified as a part of this investigation are described on Table III “Short Term Repairs”.

TABLE III

SHORT TERM REPAIRS

Orchard Hills
5701 Orchard Street West
Tacoma, Washington 98467

Building Age: 27 (1986)
Number of Apartment Buildings: 19
Number of Units: 176

ITEM	QUANTITY	UNIT COST	TOTAL COST	COMMENTS
Section 3.1 "Site & Site Improvements"				
None	-	-	\$ -	
Section 3.2 "Structural & Envelope"				
None	-	-	\$ -	
Section 3.3 "Mechanical, Electrical & Plumbing"				
None	-	-	\$ -	
Section 3.4 "Vertical Transportation"				
None	-	-	\$ -	
Section 3.5 "Life Safety / Fire Protection"				
None	-	-	\$ -	
Section 3.6 "Interior Elements"				
None	-	-	\$ -	
Section 3.7 "Other Conditions of Concern"				
None	-	-	\$ -	
Section 4.0 "Additional Considerations"				
None	-	-	\$ -	
		TOTAL:	\$ -	

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1.8 TABLE IV – REPLACEMENT RESERVES

Replacement reserves include: (i) deficiencies that may not warrant immediate attention, but require repair or replacement that should be undertaken on a priority basis over routine preventive maintenance work and (ii) components or systems that have realized or exceeded their Expected Useful Life (“EUL”) during the evaluation period (realization of EUL alone does not constitute an immediate repair).

Replacement reserves identified as a part of this investigation are described on Table IV “Replacement Reserves”

Building Age:	<u>27 years (1986)</u>
Number of Apartment Buildings:	<u>19</u>
Reserve Term:	<u>15</u>
Number of Units	<u>176</u>
Cost/unit/year:	<u>\$ 948.10</u>
Subtotal, un-inflated	\$ 2,299,070.00

[illegible]

Orchard Hills
5701 Orchard Street West
Tacoma, Washington 98467

Building Age:	<u>27 years (1986)</u>
Number of Apartment Buildings:	<u>19</u>
Reserve Term:	<u>15</u>
Number of Units	<u>176</u>
Cost/unit/year:	<u>\$ 948.10</u>
Subtotal, un-inflated	<u>\$ 2,299,070.00</u>

ITEM	QTY.	UNITS	UNIT COST	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15
Section 3.7 "Other Conditions of Concern"																		
None																		
Section 4.0 "Additional Considerations"																		
None																		
SUBTOTAL, UNINFLATED ALL PAGES				\$ 330,675.00	\$ 73,975.00	\$ 58,975.00	\$ 82,605.00	\$ 82,605.00	\$ 82,605.00	\$ 101,435.00	\$ 349,305.00	\$ 82,605.00	\$ 363,230.00	\$ 82,605.00	\$ 82,605.00	\$ 82,605.00	\$ 101,435.00	\$ 341,805.00
Inflation Factor 2.5% 1.025 (factor)				\$ 100.00	\$ 102.50	\$ 105.06	\$ 107.69	\$ 110.38	\$ 113.14	\$ 115.97	\$ 118.87	\$ 121.84	\$ 124.89	\$ 128.01	\$ 131.21	\$ 134.49	\$ 137.85	\$ 134.49
TOTAL INFLATED				\$ 330,675.00	\$ 75,824.38	\$ 61,960.61	\$ 88,956.55	\$ 91,180.46	\$ 93,459.98	\$ 117,633.50	\$ 415,213.88	\$ 100,646.17	\$ 453,624.50	\$ 105,741.38	\$ 108,384.92	\$ 111,094.54	\$ 139,829.27	\$ 459,689.72
CUMULATIVE TOTAL - ALL PAGES				\$ 330,675.00	\$ 406,499.38	\$ 468,459.98	\$ 557,416.53	\$ 648,597.00	\$ 742,056.97	\$ 859,690.48	\$ 1,274,904.35	\$ 1,375,550.52	\$ 1,829,175.02	\$ 1,934,916.40	\$ 2,043,301.32	\$ 2,154,395.86	\$ 2,294,225.13	\$ 2,502,991.05

2.0 STATEMENT OF PURPOSE AND METHODOLOGY

2.1 PURPOSE & SCOPE OF WORK

The purpose of the Property Condition Report is to assess the general condition of the buildings, site, and other improvements at the referenced location. CCG's report identifies those areas, which require immediate remedial work, and assigns each an estimated remedial cost. The Report also establishes an estimated replacement reserve over the indicated term of the reserve. This Property Condition Report was performed in general accordance with the American Society for Testing and Materials (ASTM) Standard E 2018-08 Guide for Property Condition Assessments. The investigation was limited to an on-site site inspection, interviews with facility management and other knowledgeable parties, and a review of other pertinent documents and records made available during the project time frame.

2.2 AUTHORIZATION

CCG was retained by Wentwood Capital Advisors LP of Austin, TX to prepare a Property Condition Report for the Orchard Hills located at 5701 Orchard Street West, inside the city limits of Tacoma, in Pierce County, Washington (hereafter referred to as "the Property").

2.3 METHODOLOGY

The information provided in this report is based on site inspections of the above-mentioned property during which CCG performed a visual, non-intrusive and non-destructive evaluation of various external and internal building components. These systems included the roof, foundations, structural frame, building envelope, HVAC, electrical, and plumbing. The inspection also included other items such as site drainage, pavement, sidewalks and landscaping. The Property Condition Report **is not** a building code, safety, regulatory or environmental compliance inspection.

CCG observed interior spaces to determine the general character and condition of the buildings. This Report includes a survey of common areas and a portion of the interior units.

During the site visit, CCG interviewed available site personnel and the property manager to gather information. Available construction drawings and maintenance files were requested to confirm the general character of the construction and ongoing repairs.

Photographs were taken to provide a record of general conditions at the facility, as well as specific deficiencies observed.

This assessment is based on the evaluator's judgment of the physical condition of the components, their ages and their expected remaining useful life (ERUL). The conclusions presented are based upon the evaluator's professional judgment. The actual performance of individual components may vary from a reasonable expected standard and may be affected by unforeseen circumstances, which occur after the date of the evaluation.

Throughout this report CCG describes the condition of the individual components of the Property using the designations "excellent", "good", "fair", and "poor". These designations are defined as follows:

Excellent Condition – The item is in new or like new condition.

Good Condition - The item is in satisfactory condition requiring routine maintenance only.

Fair Condition - The item is in acceptable condition and is performing adequately but may exhibit signs of deferred maintenance or recent repair. The item may require some preventative maintenance or may be

approaching the end of its useful life.

Poor Condition - The item is in need of repair or replacement

This Report does not identify minor, inexpensive repairs or maintenance items, which are clearly part of the property owner's current operating budget so long as these items appear to be taken care of on a regular basis. The report does address infrequently occurring "big ticket" maintenance items, such as exterior painting, deferred maintenance and repairs and replacement, which normally involve significant expense, or outside contracting.

2.4 *COST ESTIMATION*

Estimated costs presented in this report are from a combination of sources. The primary sources are from Means Repair and Remodeling Cost Data and Means Facilities Maintenance and Repair Cost Data, as well as CCG's past experience with construction projects and estimates supplied by management. Opinions of probable costs that are either individually or in the aggregate less than a threshold amount of \$1,000 for like items are omitted from this report.

Replacement and repair cost estimates are based on approximate quantities. Information furnished by site personnel or the property management, if presented, is assumed by CCG to be reliable. A detailed inventory of quantities for cost estimating is not a part of the scope of this Report. Bids should be obtained from individual contractors in order to determine actual costs for repairs. Replacement and repair cost estimates do not include costs associated with remediation of asbestos, lead based paint, or mold. All repairs and/or replacements should be performed in a workmanlike manner and in accordance with all local building codes and regulations.

2.5 *RELIANCE LANGUAGE*

This Property Condition Assessment was conducted in general accordance with ASTM E 2018-08 Guide for Property Condition Assessments for the exclusive benefit of Westlake Housing, LP, its successors and/or assigns. It is based, in part, upon documents, writings, and information owned, possessed, or secured by Consolidated Consulting Group, LLC. Neither this report, nor any information contained herein shall be used or relied upon for any purpose by any other person or entity without the express written permission of Consolidated Consulting Group, LLC.

2.6 *WARRANTY*

The recommendations submitted for the Property are based on available information and details furnished by the Property Manager and interviews with tenants. The observations and recommendations presented in this report are time dependent, and conditions may change. The findings in this Report are not based on a comprehensive engineering study. During the site visit, CCG did not gain access to all areas, perform any destructive tests, or operate any specific equipment.

CCG warrants these findings have been presented after being prepared in accordance with generally accepted practice of the construction industry. No other warranties are expressed or implied. Our observations and resulting report are not intended to warrant or guarantee the performance of any building components or systems.

The representations regarding the status of ADA Title III were based on visual observation and without any physical measurement and, thus are only intended to be good faith effort to assist the client by noting non-conforming conditions along with estimates of costs to correct and are not to be considered to be based on an in-depth study.

The conclusions and recommendations contained in this report/assessment are based upon professional opinions

with regard to the subject matter. These opinions have been formulated in accordance with currently accepted industry standards and practices applicable to this location and are subject to the following inherent limitations:

- ❖ CCG derived the data in this report primarily from visual inspections, examination of records in the public domain, and interviews with individuals with information about the site. The passage of time, manifestation of latent conditions, or occurrence of future events may require further investigation at the site, analysis of the data, and re-evaluation of the findings, observations, and conclusions expressed in this report.
- ❖ The data reported and the findings, observations, and conclusions expressed in the report are limited by the Scope of Services. The Scope of Services was defined by the requests of the client, the time and budgetary constraints imposed by the client, and availability of access to the site.

Because of the limitations stated above, the findings, observations, and conclusions expressed by CCG in this report are not, and should not be considered, an opinion concerning the compliance of any past or present owner or operator of the site with any federal, state or local law or regulations. No warranty or guarantee, whether expressed or implied, is made with respect to the data reported. The findings, observations, and conclusions are based solely upon site conditions in existence at the time of this investigation.

2.7 *LIMITATIONS, DEVIATIONS & EXCEPTIONS FROM THE SCOPE OF WORK*

This Property Condition Report substantially complies with the American Society for Testing and Materials (ASTM) Standard E 2018-08 Guide for Property Condition Assessments; except for the following limitations, deviations and/or exceptions.

- ❖ Per the Clients request, CCG has included a Replacement Reserve (Table IV) with a 15-year term.
- ❖ CCG has used \$1,000 as the “Threshold Amount for Opinions of Probable Costs.”
- ❖ Various corrosive conditions, including destructive Microbial Induced Corrosion (MIC) activity, can be present in (both potable and non-potable) water distribution systems. Over time, this corrosion can result in chronic leaking of piping. Some piping installations may be more prone to accelerated degradation or blockage. Poor initial installation practices may also promote corrosion. Particular defects, such as pinholes in copper, may exist without discovery until substantial damage has occurred. Insulated, wrapped or embedded piping may restrict visual inspection. Such piping is considered a hidden condition, and will prevent adequate visual observation and therefore should be part of preventative maintenance programs. If testing identifies MIC, the treatment will vary depending upon the organism. Treatments include removal of microbial nutrient; providing accessibility for frequent cleaning; changes to the pH of the water; the use of suitable protective coatings; and the use of more-resistant materials.

Otherwise, there were no unmet requirements of the ASTM E 2018-08 Guide for Property Condition Assessments.

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3.0 SYSTEM DESCRIPTIONS AND OBSERVATIONS

3.1 SITE/ SITE IMPROVEMENTS

3.1.1 Topography	
USGS 7.5 Minute Topo Map:	Steilacoom, Washington, dated 1997
Property Elevation:	300-320 feet above Mean Sea Level
Area Slope:	East
Property Slope:	Generally to the east
Property Grade:	The Property slopes gradually from west to east and features generally flat terraced areas where apartment buildings are located.
Comments:	Some of the Property buildings are situated below the level of adjacent parking areas and drive lanes. However, storm drainage around the buildings appears to be adequate to provide for positive drainage away from the Property buildings. Please refer to Section 3.1.2 "Storm Water Drainage" for discussion and budgeting recommendations regarding storm water drainage.
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve

3.1.2 Storm Water Drainage	
Property Drainage:	Surface flow to storm drains located throughout the Property.
Storm Sewer System:	Private storm drainage system reportedly drains into the municipal storm drainage system on the east
Property Roofs:	Refer to Section 3.2.4
Comments:	At the time of the assessment, the weather was clear, therefore the actual site drainage could not be observed. Property management did not report any concerns regarding the storm water drainage on the Property and CCG did not observe any obvious areas of concern regarding the storm water drainage systems. Property management should regularly inspect storm sewer lines throughout the Property for backups and make needed repairs as a part of normal maintenance over the term of the reserve.
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve

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3.1.3 Access & Egress

Property Access:	One (1) via Orchard Street West to the west and two (2) via South Orchard Street to the east.
No. of Access Points	3
Adequate?	Yes – According to the property management
Entrance/Exit Gates:	None
Personnel Entry/Exit Gates:	None
Comments:	
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve

3.1.4 Curbing, Paving & Parking

Curbing	Concrete
Condition:	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	CCG observed limited instances of broken or misplaced curbs and/or concrete parking stops throughout the Property. CCG recommends property management repair and/or replace damaged curbs and parking stops as an immediate need. Otherwise, property management should regularly inspect the curbs and concrete parking stops throughout the Property and make repairs as a part of normal maintenance over the term of the reserve.
Recommendations/Funds Budgeted:	<input checked="" type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve
Drive Lane Paving:	Asphalt
Parking Lot Paving:	Asphalt
Paving Condition:	<input checked="" type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Sealcoat Condition:	<input checked="" type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent <input type="checkbox"/> Not Applicable
Pavement Striping Type:	Typical painted parking spaces and ADA pavement markings. CCG did not observe fire lane striping at the Property.
Striping Condition:	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Parking Locations:	Parking areas are located throughout the Property
Parking Type:	108 covered surface parking spaces 161 uncovered surface parking spaces
Number of Parking Spaces:	269
Parking Ratio:	Based on CCG's calculations the Property currently maintains 1.528 parking spaces per unit.
Parking Required based on Code:	The Property is required to maintain 1.5 parking spaces per unit for the Property zoned T= transition and 1.25 parking spaces for the Property zoned C-1= commercial. Based on CCG's Calculations the Property is required to maintain at least 264 parking spaces.
Adequate Parking Spaces:	Yes

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3.1.4 Curbing, Paving & Parking

Comments:	<p>Carports consist of metal framed canopies supported by metal posts. CCG did not observe any obvious areas of concern regarding the Property carports. However, CCG observed evidence that as many as two carports have been removed from the Property over the last year.</p> <p>Although parking areas and drive lanes appeared to be in fair condition overall, CCG observed long linear cracks and small areas of spider cracking asphalt throughout the drive lanes and parking areas. Striping was observed to be fading and in fair to poor condition overall. Property management was unaware of the date of the last seal coat. CCG recommends that property management repair areas of distressed or cracked asphalt and then seal coat and stripe all asphalt drive lane and parking areas as an immediate need.</p> <p>CCG also recommends that property management seal coat asphalt paving throughout the Property and stripe parking spaces and drive lanes in the 7th and 14th year of the reserve term. Striping should include the parking spaces, ADA pavement markings and fire lane striping (if required) and should be completed with traffic grade paint.</p>
Recommendations/Funds Budgeted:	<input checked="" type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input checked="" type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve

3.1.5 Flatwork

Sidewalks:	Brushed concrete sidewalks are located throughout the Property.
Condition:	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Trip Hazards:	None observed
Comments:	
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve
Patios:	Ground floor apartment units feature brushed concrete patios that are integral to the building foundations.
Condition:	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	CCG observed the ground floor apartment patios to be in fair condition overall. Property management should regularly inspect patios throughout the Property and make repairs as necessary as a part of normal maintenance.
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve

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3.1.6 Landscaping & Appurtenances	
Landscaping:	Grass turf, mature trees and shrubbery
Condition:	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Landscaping Maintenance:	According to the property management landscaping maintenance is performed by a 3 rd party contractor on a regular basis.
Comments:	<p>Although landscaping throughout the Property appeared to be in fair condition overall, CCG observed areas of dying grass turf and bare soil. Additionally, CCG observed both decorative and mature trees planted in close proximity to the apartment buildings and encroaching on building foundations throughout the Property.</p> <p>CCG recommends that property management remove trees and/or tree roots in close proximity to building foundations and replace dying grass turf and/or or install suitable ground cover or mulch throughout the Property as an immediate need. Additionally, property management should fill holes and install mulch or gravel beds in planting areas to retain moisture and prevent soil erosion throughout the Property where missing as an immediate need. Property management may elect to delay grass replacement until irrigation system repairs are completed (see below).</p>
Funds Budgeted:	<input checked="" type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve
Irrigation System:	Yes
Condition:	<input checked="" type="checkbox"/> Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	<p>CCG observed areas of dormant and/or dying grass throughout the Property. Property management was not aware of the extent of damage regarding the irrigation system and they did not report to have a plan of repair. Based on the appearance of grass turf, functional landscape irrigation is limited to the areas around the leasing office. CCG recommends that property management inspect and repair irrigation lines throughout the Property as an immediate need.</p> <p>Otherwise the property management should inspect and maintain the irrigation system as a part of normal maintenance over the term of the reserve.</p>
Recommendations/Funds Budgeted:	<input checked="" type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve
Fountains:	None
Condition:	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input type="checkbox"/> Provide normal maintenance over the term of the reserve

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3.1.7 Mail Facilities

Mail facilities:	The Property features a free standing wood framed mail station in the north and south portions of the Property near the main drive lanes (2-total). The mail stations feature an open canopy with a pitched roof and wood siding/trim facade. Standard wall mounted cluster box units (CBU) are located inside of each open fronted structure.
Condition:	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input checked="" type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	CCG did not observe any obvious areas of concern regarding the mail stations. Property management should regularly inspect the mail stations and make repairs as needed as a part of normal maintenance.
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve

3.1.8 Exterior Lighting

Fixture Type:	Building mounted site lights are located throughout the Property.
Condition:	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input checked="" type="checkbox"/> Good <input type="checkbox"/> Excellent
Additional Lighting:	Porch lights are located near entry doors and on patios throughout the Property.
Condition:	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	The site inspection was performed during daylight hours; therefore the actual performance of the site lighting could not be verified. Property management reported the site lighting and front porch lighting to be on dusk to dawn sensors and to operate adequately. Property management should regularly inspect lighting systems throughout the Property and make repairs as needed as a part of normal maintenance.
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve

3.1.9 Fencing

Fence Location & Type:	<p>The Property features a combination of fencing material including but not limited to:</p> <ul style="list-style-type: none"> ➤ 4' tall ornamental iron fence with brick columns located along portions of the north and west perimeter of the Property ➤ 4' tall ornamental iron fence around the swimming pool area ➤ 6' tall chain link fence along portions of the east, south and west perimeter of the Property ➤ 6' tall wood picket fence located along portions of the east,
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3.1.9 Fencing

	<p>south and west perimeter of the Property.</p> <p>➤ 6' tall wood picket fence enclosures surrounding dumpsters</p>
Condition:	<input checked="" type="checkbox"/> Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	<p>CCG observed a new ornamental iron fence under construction along portions of the west Property perimeter. Property management reported that the new ornamental iron fence is being installed by the adjacent property.</p> <p>Ornamental iron swimming pool fencing appeared to be in fair to good condition overall. Ornamental iron perimeter fencing near the leasing office appeared to be in fair condition overall. Remaining fencing (including many dumpster enclosures) at the Property appeared to be in poor condition overall. CCG observed areas of concern including but not limited to:</p> <ul style="list-style-type: none"> ➤ Missing wood pickets ➤ Bent and/or damaged ornamental iron fencing ➤ Missing top rail and post on chain link fencing <p>CCG recommends that property management confirm perimeter boundaries and repair fencing throughout the Property as an immediate need. Otherwise, property management should regularly inspect fencing throughout the Property and make repairs as needed as a part of normal maintenance.</p>
Recommendations/Funds Budgeted:	<input checked="" type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve

3.1.10 Signage

Property Sign Type:	<p>The Property features monument signs located on the north, east and west portion of the Property at the main entrances and adjacent intersection. The signs are constructed of painted plywood supported by wood posts and denote the name, address, and phone number of the Property.</p>
Additional Signage:	<p>The apartment buildings feature wood letters and numbers identifying the buildings and apartment units.</p>
Condition:	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input checked="" type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	<p>Building and apartment unit signage appeared to be in fair to good condition overall at the time of CCG's site visit. Property management should regularly inspect signage throughout the Property and make repairs as needed as a part of normal maintenance.</p>
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve

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3.1.11 Recreational Facilities	
Recreational Facility Type:	Swimming Pool
Description:	The Property features a gunnite swimming pool with plaster skin and a tile rim. The pool deck consists of cast in place concrete with an epoxy coating. Pool equipment includes but is not limited to; sand filter, circulation pump, and in-line chlorinator.
Condition:	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	<p>All inspections are current and CCG observed the swimming pool, pool equipment and pool decking to be in fair condition overall. Although the pool surface appeared to be in fair condition overall, property management was unaware of the date of the last resurfacing. Based on appearance, CCG anticipates that the swimming pool will require resurfacing in the next few years. Additionally, CCG observed preliminary indications of concrete failure in the pool deck including but not limited to cracking.</p> <p>Based on the discussion above and in order to create a baseline budget for the purposes of this report, CCG has budgeted to perform general repairs, resurface the pool, and replace the pool deck in the 1st year of the reserve term. CCG has also budgeted to resurface the swimming pool and perform general repairs in the 8th year of the reserve term. Property management may elect to accelerate or delay repairs depending on the actual performance of the swimming pool systems.</p> <p>Although CCG did not observe any top side anti-suction devices or dual drains consistent with CCG's understanding of the "Virginia Graeme Baker Pool and Spa Safety Act of 2008" (VGB), property management stated that all safety requirements are current. CCG recommends that property management verify and keep on file proof of VGB compliance as an immediate need.</p>
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input checked="" type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve
Recreational Facility Type:	Spa
Description:	The Property features a spa located in a dedicated area inside the leasing office building. The Spa is constructed of cast in place concrete covered with ceramic tile. Spa equipment includes but is not limited to: sand filter, circulation pump, and in-line chlorinator.
Condition:	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	<p>CCG did not observe any obvious areas of concern regarding the spa and property management reported the spa to be functioning normally and all inspections are current.</p> <p>In order to create a baseline budget for the purposes of this report CCG has budgeted to make general repairs and resurface the spa in the</p>

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3.1.11 Recreational Facilities

	2 nd year of the reserve term. Property management may elect to accelerate or delay the resurfacing of the spa depending on the actual performance of the tile finishes. Otherwise, property management should routinely inspect the spa and associated equipment and make repairs as needed as a part of normal maintenance.
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input checked="" type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve
Recreational Facility Type:	Sauna
Description:	The Property features a sauna located in the spa room.
Condition:	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input checked="" type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	CCG did not observe any obvious areas of concern regarding the sauna and property management did not report any concerns regarding the sauna. Property management should routinely inspect the sauna and associated equipment and make repairs as needed as a part of normal maintenance.
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve
Recreational Facility Type:	Sports court
Description:	The Property features an indoor racquetball/basketball court located in the south end of building BB.
Condition:	<input checked="" type="checkbox"/> Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	CCG observed the indoor racquetball/basketball court to be in poor condition overall. CCG observed areas of concern regarding the sports court including but not limited to: <ul style="list-style-type: none"> ➤ Limited areas of mildew on the sheetrock ➤ High bay lights not functioning ➤ Unclaimed tenant property CCG recommends that property management repair areas of concern discussed above and any subsequently identified areas of concern in order to return the racquetball/basketball court to a functional condition as an immediate need. Otherwise property management should regularly inspect the racquetball/basketball court for damage and perform repairs as needed as a part of normal maintenance.
Recommendations/Funds Budgeted:	<input checked="" type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve
Recreational Facility Type:	Playground
Description:	The Property features a playground in an open area adjacent to the maintenance shop and gazebo. The playground is constructed of large timbers and metal rails and features a platform, ships wheel and a metal slide.

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Condition:	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	<p>Although the play set and playground area appeared to be in fair condition overall and CCG did not observe any obvious areas of significant concern, the play set is aging. In order to create a baseline budget for the purposes of this report, CCG has budgeted to replace play equipment in the 2nd year of the reserve term. Property management may elect to accelerate or delay replacement based on the actual performance of the playground equipment.</p> <p>Otherwise, property management should regularly inspect playground equipment and make repairs as needed as a part of normal maintenance over the term of the reserve.</p>
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input checked="" type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve
Recreational Facility Type:	Gazebo
Description:	The Property features a gazebo located adjacent to the maintenance shop and playground area. The gazebo is constructed of wood and features a pitched roof covered with nominal wood decking and asphalt shingles. The gazebo also features a fireplace/grill with an associated chimney featuring a brick facade.
Condition:	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	CCG did not observe any obvious areas of concern regarding the gazebo and/or fireplace and the property management did not report any concerns with the gazebo area. Property management should regularly inspect the gazebo and make repairs as needed as a part of normal maintenance.
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve

3.1.12 Retaining Walls

Retaining Wall Type & Location:	Natural stone retaining walls are located throughout the Property and a limited number of cast in place concrete retaining walls are located at the base of main walkways to some of the apartment buildings.
Condition:	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input checked="" type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	Property management should regularly inspect the retaining walls throughout the Property and make general repairs as needed as a part of normal maintenance.
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve

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3.1.13 Utilities & Special Utility Systems

Utility Type	Supplier	Comments
Electricity	Tacoma Public Utilities (TPU)	Reported to be adequate
Natural Gas	None	
Water	TPU	Reported to be adequate
Sanitary Sewer	TPU	Reported to be adequate
Storm Sewer	TPU	Reported to be adequate
Cable	Comcast	Reported to be adequate
Telephone	Comcast	Reported to be adequate
Trash	TPU	Reported to be adequate
Special Utility Systems	Trash Compactor	Reported to be adequate
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve	

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3.2 STRUCTURAL FRAME AND BUILDING ENVELOPE

CCG was not provided structural drawings for the Property for review. Reported construction types are based on visual observations and best estimations only. No destructive investigations to verify the construction types were performed.

3.2.1 Foundation	
Type:	Concrete slab on grade foundations consisting of steel reinforced concrete grade beams, piers (assumed) and grade beams and/or stem walls
Signs of Settling:	No
Condition:	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	CCG did not observe any signs of significant foundation movement such as separation between the walls and windows/doors.
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve

3.2.2 Floor Construction	
Type:	Ground Floor – concrete Upper story floors - Wood floor trusses supporting wood decking capped with lightweight concrete
Sloping:	None observed
Condition:	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	CCG did not observe any obvious areas of concern regarding floor construction at the Property. Property management should regularly inspect the apartment units for damaged sub-floors and make repairs at unit turnover or as necessary as a part of normal maintenance.
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve

3.2.3 Wall Construction	
Framing Type (Assumed):	2" x 4" wood stud framing
Condition:	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	CCG did not observe any obvious areas of concern regarding framing at the Property.
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve
Exterior Finish:	Combination of wood and "Hardi-plank" siding
Trim, Fascia, Soffits	Combination of "Hardi-plank" and/or wood trim and fascia with plywood soffits
Condition:	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input checked="" type="checkbox"/> Good <input type="checkbox"/> Excellent

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3.2.3 Wall Construction

Comments:	<p>Although CCG observed limited evidence of failing or missing wood trim and loose siding throughout the Property, the exterior finishes appeared to be in fair to good condition overall. Property management reported that exterior facades were replaced circa 2007.</p> <p>CCG recommends that property management perform general exterior repairs as needed as an immediate need. General repairs should include but not be limited to replacing any missing, loose, or damaged siding and/or trim and painting repaired areas. CCG has also budgeted to perform general exterior repairs and paint exterior facades throughout the Property in the 1st, 8th, and 15th year of the reserve term.</p> <p>All work should be performed in a workmanlike manner and according to local building codes and regulations. Otherwise, property management should regularly inspect the exterior siding, trim, and soffits and make repairs as needed as a part of normal maintenance.</p>
Recommendations/Funds Budgeted:	<input checked="" type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input checked="" type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve

3.2.4 Roofing

Roof Construction:	Pitched roofs consisting of wood roof trusses supporting plywood decking covered with roll felt (assumed) and asphalt shingles.
Attic Spaces Accessed:	Building E, G and M
Roof Decking Type:	Plywood decking
Insulation Present:	Yes
Draft Stops Present:	Yes
Condition:	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	<p>CCG observed the asphalt shingles to be in fair condition overall. CCG did not observe any evidence of roof leaks and tenants interviewed did not report any significant concerns regarding roof leaks.</p> <p>Asphalt shingles are typically considered to have an expected useful life of approximately 20 years with normal maintenance. Property management was unaware of the age of the asphalt shingles. Based on visual observations CCG anticipates that asphalt shingles are 7 to 10 years old. In order to create a baseline budget for the purpose of this report, CCG has budgeted to replace roofing throughout the Property in the 10th year of the reserve term. Property management may elect to accelerate or delay roof replacement based on the actual</p>

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3.2.4 Roofing

	performance of the individual roofing systems. Otherwise property management should routinely inspect roofing materials and make repairs as needed as a part of normal maintenance.
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input checked="" type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve
Roof Drainage:	Surface flow to gutters and downspouts – Downspouts terminate to underground drain lines.
Condition:	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input checked="" type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	Although CCG did not observed any obvious areas of significant concern regarding roof gutters, CCG observed that many of the gutters were full of debris and leaves. CCG recommends that property management clean gutters throughout the Property as an immediate need. Otherwise, property management should regularly clean and inspect the gutters and make repairs as needed as a part of normal maintenance.
Recommendations/Funds Budgeted:	<input checked="" type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve
Warranty:	No roof warranties were provided for review

3.2.5 Doors/Frames/Hardware

DOOR SUMMARY TABLE		
Location	Door Type	Door Hardware
Leasing Office	Full light metal clad wood doors in a wood frame.	Passage door knob and dead bolt
Condition:	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good <input type="checkbox"/> Excellent	
Comments:		
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve	
Fitness Center and Sauna Area	Full light metal clad wood doors in a wood frame.	Passage door knob and dead bolts and/or panic hardware
Condition:	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input checked="" type="checkbox"/> Good <input type="checkbox"/> Excellent	
Comments:	Property management should regularly inspect doors throughout the Property and make repairs as needed as a part of normal maintenance.	
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve	
Maintenance Areas	Foam core metal clad doors in wood frames	Locking handsets and/or deadbolts
Condition:	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent	
Comments:	Property management should regularly inspect doors throughout the Property and make repairs as needed as a part of normal maintenance.	

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3.2.5 Doors/Frames/Hardware

DOOR SUMMARY TABLE		
Location	Door Type	Door Hardware
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve	
Apartment Entry	Foam core metal clad doors in wood frames	Passage door knob and keyed dead-bolt
Condition:	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input checked="" type="checkbox"/> Good <input type="checkbox"/> Excellent	
Comments:	Property management should regularly inspect doors throughout the Property and make repairs as needed as a part of normal maintenance.	
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve	
Apartment Rear Entry	Sliding glass doors	Latch and safety bars
Condition:	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good <input type="checkbox"/> Excellent	
Comments:	Sliding glass doors appeared to be in fair to good condition overall. Property management should regularly inspect doors throughout the Property and make repairs as needed as a part of normal maintenance.	
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve	
Apartment Interior	Hollow core particle board doors with faux wood vinyl covering in wood frames	Plain and locking door knobs
Condition:	<input checked="" type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent	
Comments:	Interior doors throughout the Property do not appear to be of "good" quality. CCG observed delaminating door faces and a general appearance of poor quality. Property management reportedly replaces interior doors as needed at unit turnover. CCG recommends that in the future property management use better quality doors as replacements as a part of normal maintenance. Otherwise, property management should regularly inspect doors throughout the Property and make repairs as needed as a part of normal maintenance.	
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve	

3.2.6 Windows/Frames

Type:	Horizontal sliding windows with insulated glass
Frame:	Aluminum
Screens:	Yes
Interior Window Coverings:	Vinyl mini blinds
Broken Windows:	None observed
Condition:	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input checked="" type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	CCG observed the windows to be in fair to good condition overall. Property management should regularly inspect windows throughout the Property and repair broken windows and replace broken glass

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3.2.6 Windows/Frames

	<p>immediately upon discovery as a part of normal maintenance.</p> <p>Aluminum framed windows are typically considered to have an expected useful life of approximately 30 years. Although property management was not aware of the age of Property windows, based on CCG's observations, windows have been replaced at some point in time; likely as part of a Property rehabilitation program reported to have been performed in 2007. Based on the observed condition of Property windows, CCG anticipates that window systems will likely outlast the term of the reserve with normal maintenance.</p> <p>The mini-blinds and window screens were observed to be in good condition and should be maintained / replaced as needed as a part of normal maintenance over the term of the reserve.</p>
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve

3.2.7 Stairs

Exterior Stair Type:	Combination of switch back and straight run stairways are located throughout the Property
Construction:	Laminated wood beam stringers with pre-cast concrete steps and wood handrails
Condition:	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	CCG did not observe any obvious areas of significant concern regarding the Property stairways. Property management should regularly inspect stairways and handrails throughout the Property and make repairs as necessary as a part of normal maintenance.
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve
Interior Stair Type:	Straight run stairs
Construction:	Nominal wood stringers and steps (assumed) covered with carpet are located in building BB accessing the racquetball/basketball area.
Condition:	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	Property management should regularly inspect stairways and handrails throughout the Property and make repairs as necessary as a part of normal maintenance.
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve

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3.2.8 Patios/Balconies/Breezeways	
Patios:	Please refer to Section 3.1.5 "Flatwork" for discussion and budgeting recommendations regarding ground floor patios.
Condition:	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input type="checkbox"/> Provide normal maintenance over the term of the reserve
Balconies:	Upper story apartments feature semi-private entry landings and/or rear balconies. Entry landings and balconies are constructed of nominal wood joist supported between exterior building walls and/or post. Entry landings feature light weight concrete flooring and rear balconies feature nominal wood flooring with an associated wood framed (assumed) half wall railing covered with painted "Hardi-plank" siding and wood trim. Some (but not all) buildings feature a wood framed access bridge that is constructed of wood beams and nominal wood framing with wood handrails.
Condition:	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	Balconies, landings and bridges appeared to be structurally sound and in fair condition overall. However CCG observed areas of concern regarding a limited number of rear balconies to including but not limited to: <ul style="list-style-type: none"> ➤ Unsecure handrails ➤ Damaged or rotted wood trim ➤ Mildew on siding CCG recommends that property management engage a general contractor to inspect all balconies and make general repairs as needed as an immediate need. Repairs should include but not be limited to: <ul style="list-style-type: none"> ➤ Secure all loose handrails ➤ Replace damaged and/or rotted wood ➤ Power wash all mildew and dirt ➤ Caulk and paint wood trim as needed Otherwise, property management should routinely inspect the balconies, landings and bridges and make repairs as needed as a part of normal maintenance over the term of the reserve.
Recommendations/Funds Budgeted:	<input checked="" type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve
Breezeways:	None
Condition:	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input type="checkbox"/> Provide normal maintenance over the term of the reserve

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3.3 MECHANICAL AND ELECTRICAL SYSTEM

3.3.1 Plumbing

<i>3.3.1.1 Supply & Waste Piping</i>	
City Supply Piping:	Copper (assumed)
Condition:	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	No concerns regarding the City supply lines were reported
Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve
Distribution Lines:	Polybutylene
Condition:	<input checked="" type="checkbox"/> Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	<p>Property management reported the water distribution lines to be in poor condition overall and CCG observed evidence of historic and/or current damage reportedly resulting from failing polybutylene piping in several apartment units. Property management also stated that they have obtained a verbal estimate of \$4,200.00 (average costs per unit) to replace water distribution lines and a limited number of plumbing fixtures throughout the Property. Property management also provided CCG with an invoice (\$2,442.76) from All Service Plumbing for the repair of water distribution lines in Unit C-7 (copy attached in Appendix D "Other Supporting Documentation").</p> <p>Based on the concerns discussed above and the class action law suit regarding polybutylene piping discussed below, CCG recommends that property management replace the water distribution lines and repair damaged walls and ceiling throughout the Property as an immediate need. All repairs and/or replacements should be performed in a workmanlike manner and according to local codes and regulations. Property management may elect to phase in repairs over the term of the reserve.</p>
Recommendations/Funds Budgeted:	<input checked="" type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve
Waste Lines:	ABS
Condition:	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	<p>CCG did not observe any concerns with the waste lines and property management did not report any issues with waste lines at the Property. Please refer to ABS piping below for additional discussion regarding ABS piping at the Property.</p> <p>Otherwise property management should routinely inspect the piping on a regular basis and make repairs as needed as a part of normal maintenance.</p>
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve

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3.3.1.1 Supply & Waste Piping	
Vent Stacks	ABS
Condition:	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	Property management did not report any issues with vent stacks at the Property. Please refer to ABS piping below for additional discussion regarding ABS piping at the Property.
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve
Underground Site Piping:	ABS
Condition:	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	CCG did not observe any obvious areas of concern regarding the underground site piping and property management did not report any issues with underground site piping at the Property. Please refer to ABS piping below for additional discussion regarding ABS piping at the Property.
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve
ABS Piping	<p><i>ABS pipe is rigid black plastic pipe used to drain sinks, tubs, showers, toilets, washing machines and dishwashers. Six class action complaints have been coordinated before the Honorable Mark B. Simons, Contra Costa County Superior Court, State of California, and allege that ABS pipe manufactured at certain times between 1984 and 1990 by Polaris Pipe Co. ("Polaris"), Gable Plastics, Inc. ("Gable"), Centaur Mfg., Inc. ("Centaur"), Centaur Marketing, Inc. a/k/a Phoenix Extrusion Co. ("Phoenix"), and Apache Plastics, Inc. ("Apache") is defective and may leak. The overwhelming majority of the allegedly defective ABS pipe at issue is located in the State of California. All defendants in this action deny all liability and deny that the ABS pipe at issue is defective. The Court has not yet ruled, one way or the other, on the correctness of plaintiffs' claims. In addition, the fact that your residence or building has ABS pipe manufactured by one or more of the defendant manufacturers does not mean that your residence or building has the allegedly defective ABS pipe at issue. Source - http://www.abspipes.com/</i></p> <p>Certain ABS pipe manufactured between 1984 and 1990 were named in a class action lawsuit. The Property was constructed in 1986. Property management did not report the presence of ABS piping however CCG observed ABS piping in the buildings. CCG recommends property management monitor and document any waste line piping issues at the Property and perform additional investigation if it is determined that ABS piping is problematic.</p>
Polybutylene Piping	<p><i>Polybutylene is a form of plastic resin that was used extensively in the manufacture of water supply piping from 1978 until 1995. Due to the low cost of the material and ease of installation, polybutylene piping systems were viewed as "the pipe of the future" and were used as a substitute for traditional copper piping. It is most commonly found in the "Sun Belt" where residential construction was heavy through the 1980's and early-to-mid 90's, but it is also very common in the Mid Atlantic and Northwest Pacific states.</i></p> <p><i>Throughout the 1980's lawsuits were filed complaining of allegedly defective manufacturing and defective installation causing hundreds of millions of dollars in</i></p>

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3.3.1.1 Supply & Waste Piping

	<p><i>damages. Although the manufacturers have never admitted that poly is defective, they have agreed to fund the Class Action settlement with an initial and minimum amount of \$950 million. You'll have to contact the appropriate settlement claim company to find out if you qualify under this settlement.</i></p> <p>Source - http://www.polybutylene.com/poly.html</p> <p>Certain polybutylene pipe manufactured between 1978 and 1995 were named in a class action lawsuit. The Property was constructed in 1986 and polybutylene piping is present in the buildings. Additionally, property management reported ongoing issues with polybutylene distribution piping throughout the Property. CCG has previously recommended replacing all polybutylene piping throughout the Property (see "Distribution Piping" above). However, the property management may elect to seek additional information regarding the details of the class action lawsuit.</p>
Backflow Prevention:	None observed or reported
Condition:	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input type="checkbox"/> Provide normal maintenance over the term of the reserve
Sewer Lift Stations:	None
Condition:	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input type="checkbox"/> Provide normal maintenance over the term of the reserve
Additional Comments:	The property management should routinely inspect the Property for plumbing leaks, sanitary sewer back-ups and sanitary sewer overflows and promptly make repairs as necessary as a part of normal maintenance.

3.3.1.2 Domestic Hot Water Production

Type:	Individual ~50 gallon electric domestic water heaters are located in a laundry room or closet in each apartment unit.
Condition:	<input type="checkbox"/> Varies <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	<p>Domestic water heaters are typically considered to have an expected useful life of approximately 10 years. Based on CCG's observations the Property water heaters vary in age significantly.</p> <p>Property water heaters do not feature emergency overflow pans, automatic shut off devices, or seismic straps. CCG has contacted the City of Tacoma to inquire about any unresolved violations regarding water heaters; however, at the time of writing no response had been received. CCG will forward any pertinent information to the Client</p>

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3.3.1.2 Domestic Hot Water Production

	<p>upon receipt. CCG recommends that property management bring water heater installations up to current building standards at unit replacement as a part of normal maintenance.</p> <p>CCG has budgeted for a percentage replacement of water heaters in each year of the reserve term. All repairs and/or replacements should be performed in a workmanlike manner and in according to local codes and regulations.</p>
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input checked="" type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve

3.3.1.3 Domestic Water Pumps

Type:	None
Condition:	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input type="checkbox"/> Provide normal maintenance over the term of the reserve

3.3.2 HVAC Systems

Type:	<p>The leasing office features one electric split system HVAC. A vertical updraft electric heat strip/fan/coil units is located in a dedicated closet in the leasing office building.</p> <p>Apartment units do not feature air conditioning. Heat is provided via electric baseboard heaters located throughout each apartment unit. Ventilation is provided via a centrally located ceiling mounted ventilation system with associated ducts supplying air to adjacent rooms. The ventilation system circulates the indoor air to help maintain air quality and regulate the apartment unit's temperature.</p>
Condition:	<input type="checkbox"/> Varies <input checked="" type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	<p>CCG observed the heating and ventilation systems at the Property to be in poor to fair condition overall. CCG observed limited areas of concern including but not be limited to:</p> <ul style="list-style-type: none"> ➤ Nonfunctioning ventilation fans ➤ Noisy ventilation fans ➤ Aged ventilation fans ➤ Aged baseboard heaters

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3.3.2 HVAC Systems

	<p>The majority of the heating and ventilation systems appeared to be original to the construction of the Property (1986) 26 years old. The expected useful life (EUL) for ventilation systems of this type is typically considered to be approximately 15 years. Electric baseboard heaters are typically considered to have an expected useful life of approximately 25 years.</p> <p>Based on the EUL and in order to create a baseline budget for the purposes of this report, CCG has budgeted to replace a percentage of baseboard heaters and ceiling mounted ventilation systems in each year of the reserve term. Otherwise property management should regularly inspect HVAC systems and perform repairs as needed as a part of normal maintenance.</p>
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input checked="" type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve
Distribution System:	Ductwork is located above the ceiling of the apartment and consist of rigid or flexible ducts
Condition:	<input type="checkbox"/> Varies <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	The property management did not report any concerns regarding the duct work.
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve
Control Systems:	Each apartment unit features a timer/control knob. The leasing office features a thermostat.
Condition:	<input type="checkbox"/> Varies <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	Property management should routinely inspect the control systems and repair and/or replace them as needed as a part of normal maintenance.
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve

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3.3.3 Electrical Systems	
Service Type:	Underground service from pad-mounted transformers
Electrical Service:	3-wire, 240-volt, single-phase power
Electric Meters:	Each apartment unit is individually metered. Meters are located in clusters in the stair well of each building. Each meter features an associated main breaker.
Wiring Type:	The main feeder wiring is assumed to be aluminum and the branch circuit wiring is reported to be copper
Breakers:	The apartment unit breaker boxes are located inside the apartment units and feature breakers ranging from 15 to 40 Amps. Electrical equipment was manufactured by Challenger.
GFCI Outlets:	Restrooms feature GFCI outlets
Aluminum Wiring:	<p>Aluminum wiring is allowed by most building codes and municipalities and is typically used where long runs of wiring are needed (e.g., from service panels/meters to apartment unit breaker boxes). Aluminum wiring is normally used as an acceptable cost saving alternative to copper. The primary concern regarding aluminum wiring is deterioration of the wire at the connection points.</p> <p>According to the property management the branch wiring consists of copper. If it is later discovered that aluminum branch wiring was used at the Property, the property management should perform routine inspections of the connection points and make repairs as necessary as a part of normal maintenance over the term of the reserve.</p>
Condition:	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	Electrical systems appeared to be in fair condition overall and CCG did not observe any obvious areas of significant concern. Property management should routinely inspect electrical systems throughout the Property and make repairs as needed as a part of normal maintenance over the term of the reserve.
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve

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3.4 VERTICAL TRANSPORTATION

Type:	None
Approximate Age:	
Service Contract:	
Condition:	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input type="checkbox"/> Provide normal maintenance over the term of the reserve

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3.5 LIFE SAFETY/FIRE PROTECTION

3.5.1 Fire Protection	
Smoke Detectors:	According to the property management battery operated smoke detectors are located in each apartment unit.
Condition:	<input checked="" type="checkbox"/> Varies <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input checked="" type="checkbox"/> Good <input type="checkbox"/> Excellent
Extinguishers:	Fire extinguishers are located in dedicated cabinets located in the leasing office and under some (but not all) of the apartment unit kitchen sinks.
Condition:	<input type="checkbox"/> Varies <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Fire Alarms:	None
Condition:	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Hydrants:	Located throughout the Property
Condition:	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	<p>Based on CCG's observations it appears smoke detectors have been installed in all of the apartment hallways but not the bedrooms. According to the 2006 version of the International Building Code, Section 907.2.10.1.2 smoke alarms "shall be installed and maintained...on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms...and in each room used for sleeping purposes...". However, different municipalities recognize different versions of building and fire codes and; "Authorities Having Jurisdiction" are able to interpret building and fire codes differently.</p> <p>According to the property management, smoke detectors are replaced as needed and the fire extinguishers are tagged on an annual basis as a part of normal maintenance. Fire extinguishers observed during CCG's site visit were last inspected in October of 2012. However, CCG did not observe fire extinguishers in the leasing office, storage area or maintenance shop. CCG recommends that property management install fire extinguishers in all common areas (where needed) as an immediate need. CCG also recommends that property management install smoke detectors in each sleeping area at unit turnover as a part of normal maintenance.</p> <p>The Property does not currently feature fire alarms. However the Client provided CCG a copy of the State Building Code adoption and amendment of the 2009 Edition of the International Fire Code (attached in Appendix D "Other Supporting Documentation") that states in Chapter 46 of the Construction Requirements for Existing Buildings;</p>

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3.5.1 Fire Protection

	<p><i>“An automatic or manual fire alarm system that activates the occupant notification system in accordance with Section 907.6 shall be installed in existing Group R-2 occupancies more than three stories in height or with more than 16 dwelling or sleeping units.”</i></p> <p>Code compliance evaluation and Property improvements are outside the scope of this report. However, CCG contacted the City of Tacoma Fire Department to inquire about any unresolved violations or pending required safety upgrades at the Property. At the time of writing, CCG has not received a response. CCG will forward any pertinent information to the Client upon receipt.</p> <p>Based on the information provided, CCG recommends that property management engage a licensed fire alarm company to evaluate the code requirements and determine the extent of fire alarm equipment needed (if any) to comply with the City of Tacoma fire code regulations and the National Fire Protection Agency 72 (NFPA 72).</p> <p>Additionally, in order to create a baseline budget for the purposes of this report CCG has budgeted to install pull stations and audio/ visual alarms (including electronic transceiver monitoring boxes) on all common porch areas of each three story building as an immediate need. System requirements will vary and should be installed (if needed) by a licensed fire alarm contractor and according to all local building codes and regulations.</p>
Recommendations/Funds Budgeted:	<input checked="" type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve

3.5.2 Sprinklers and Standpipes

System Type:	None
Wet or Dry:	
Service Contract:	
Condition:	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input type="checkbox"/> Provide normal maintenance over the term of the reserve

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3.5.3 Security Systems	
System Type:	None reported
Location:	
Monitored:	
Condition:	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input type="checkbox"/> Provide normal maintenance over the term of the reserve
System Type:	None reported
Location:	
Monitored:	
Condition:	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input type="checkbox"/> Provide normal maintenance over the term of the reserve

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3.6 INTERIOR ELEMENTS

3.6.1 Common Areas	
Leasing Office:	Leasing office
Furnishings:	Desks, tables and chairs
Finishes:	Carpeted floors with painted, textured drywall walls and ceilings
Condition:	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input checked="" type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve
Clubhouse:	None observed
Description:	
Condition:	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input checked="" type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve
Fitness Center:	The fitness center is located in the leasing office building and features access/egress to the leasing office and the sauna and spa area.
Description:	1 – Treadmill 1 – Exer-cycle 1 – Universal weight machine
Condition:	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	The fitness center appeared to be in fair to good condition overall. Fitness center equipment and finishes should be maintained as part of normal maintenance over the term of the reserve.
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve
Maintenance Shop:	The Maintenance shop was located at the center of the Property in a free standing building adjacent to the playground.
Description:	The maintenance shop features exposed framing inside the shop with shelving, storage areas and a work station.
Condition:	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	Property management should regularly inspect the maintenance shop and make repairs as needed as a part of normal maintenance.
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve
Laundry Room:	None observed
Equipment:	
Finishes:	
Condition:	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input type="checkbox"/> Provide normal maintenance over the term of the reserve

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3.6.2 Tenant Spaces

The Property offers the following apartment floor plans:

Number of Units	Floor Plan	Square Feet	Bedroom/Bathroom
74	One bedroom	612 sq. ft.	1x1
10	One bedroom large	676 sq. ft.	1x1
46	Two bedroom	847 sq. ft.	2x2
16	Two bedroom small	939 sq. ft.	2x2
20	Two bedroom large	945 sq. ft.	2x2
10	Three bedroom	1073 sq. ft.	3x2

3.6.2.1 Finishes

Interior Walls:	Painted textured drywall
Condition:	<input type="checkbox"/> Varies <input checked="" type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	<p>Interior walls appeared to be in poor to fair condition overall. CCG observed a higher than usual number of damaged areas of sheetrock and patches that were not performed in a workmanlike manner and/or not painted. Therefore for the purposes of this report CCG has budgeted to repair damaged or missing sheetrock and enhance the previous patch work in a workmanlike manner including painting patches throughout the Property as an immediate need.</p> <p>Property management may elect to coordinate sheetrock patching and painting with the replacement of water distribution lines discussed in section (3.3.1.1). Otherwise patching and painting should be performed as needed and at tenant turnover, as a part of normal maintenance over the term of the reserve.</p>
Recommendations/Funds Budgeted:	<input checked="" type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve
Interior Ceilings:	Painted textured drywall
Condition:	<input type="checkbox"/> Varies <input checked="" type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	Please refer to the section above for discussion. Ceiling repair and painting should be performed as needed and at tenant turnover, as a part of normal maintenance over the term of the reserve.
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve
Interior Floor Coverings:	Combination – Carpet, sheet vinyl, and laminate
Condition:	<input type="checkbox"/> Varies <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	Apartment grade carpet has an expected useful life of 5-7 yrs. CCG recommends that the carpet is changed out at tenant turn over after 5-7 years of service and not be spot cleaned and power cleaned past its useful life. CCG has budgeted for a percentage replacement of floor coverings in each year of the reserve.

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<i>3.6.2.1 Finishes</i>	
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input checked="" type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve
Kitchen Appliances:	Kitchens are equipped with refrigerators, dishwashers, oven/ranges and vent hoods. Kitchens include stainless steel sinks with garbage disposals.
Condition:	<input type="checkbox"/> Varies <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input checked="" type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	CCG observed the kitchens to be in fair to good condition overall. Property management reported a major renovation to the Property including the kitchens that occurred in 2007. CCG has budgeted for a percentage replacement of kitchen appliances starting in the 4 th year of the reserve term.
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input checked="" type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve
Kitchen Countertops & Cabinetry:	Kitchen countertops are plastic laminate. Cabinets are of laminated wood construction.
Condition:	<input type="checkbox"/> Varies <input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	CCG observed the kitchen countertops and cabinetry to be in good condition overall. Considering the renovations discussed above CCG has budgeted for a percentage replacement of kitchen cabinets and countertops starting in the 4 th year of the reserve term.
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input checked="" type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve
Bathrooms:	Bathrooms are equipped with porcelain toilets and fiberglass bathtub/shower units. Vanities consist of laminated wood cabinets with plastic laminate counter tops and porcelain drop in sinks. All bathrooms feature wall mounted mirrors.
Condition:	<input type="checkbox"/> Varies <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	CCG recommends that bathroom counter tops and cabinets be replaced as necessary as a part of normal maintenance. The tubs and/or shower surrounds should also be repaired or replaced as necessary as a part of normal maintenance. CCG has budgeted for a percentage replacement of countertops, cabinets and tub/shower units in each year of the reserve term.
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input checked="" type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve

<i>3.6.2.2 Other Tenant Elements</i>	
Ceiling Fans:	Each sleeping area reportedly features a ceiling fan
Condition:	<input type="checkbox"/> Varies <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	According to the property management, ceiling fans are replaced as needed as a part of normal maintenance. CCG has budgeted to

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3.6.2.2 Other Tenant Elements

	replace a percentage of ceiling fans in each year of the reserve term.
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input checked="" type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve
Fireplaces:	The leasing office and each apartment unit features a full size fireplace
Condition:	<input type="checkbox"/> Varies <input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	According to the property management the chimney and flu were cleaned and inspected on an annual basis. CCG recommends this practice continue.
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve

3.6.2.3 Interior Lighting

Lighting Type – Common Areas:	The leasing office and maintenance shop feature fluorescent or compact fluorescent lighting.
Condition:	<input type="checkbox"/> Varies <input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	Common area lighting should be maintained as necessary as a part of normal maintenance.
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve
Lighting Type – Tenant Spaces:	Primarily incandescent light fixtures in the apartment units with fluorescent fixtures in the kitchens.
Condition:	<input checked="" type="checkbox"/> Varies <input type="checkbox"/> Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	Tenant space area lighting should be maintained as necessary as a part of normal maintenance.
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve

3.6.3 Vacant Units

Total # Units:	176
Occupancy Rate:	82.39%
# Vacant Units:	31
Condition:	<input type="checkbox"/> Varies <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input checked="" type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	CCG observed 29 vacant apartment units during the site visit. Other than Unit D-5 vacant units appeared to be in fair to good condition and should require only cleaning and normal make ready activities prior to leasing. CCG observed damaged interior doors and drywall and some missing appliances in Unit D-5. In order to create a baseline budget for the purposes of this report, CCG has budgeted to return Unit D-5 to service as an immediate need. Otherwise, property

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3.6.3 Vacant Units

	management should continue to turn vacant units as a part of normal maintenance.
Recommendations/Funds Budgeted:	<input checked="" type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve

3.6.4 Down Units

# Down Units Reported:	0
# Down Units Observed:	0
Condition:	<input type="checkbox"/> Varies <input type="checkbox"/> Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	
Recommendations/Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input type="checkbox"/> Provide normal maintenance over the term of the reserve

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3.7 OTHER CONDITIONS OF CONCERN

Concern:	Clogged dryer vents
Condition:	<input checked="" type="checkbox"/> Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good <input type="checkbox"/> Excellent
Comments:	CCG observed several dryer vents throughout the Property that were clogged shut with lint. CCG recommends that property management inspect and clean dryer vents throughout the Property as an immediate need. Property management should regularly inspect dryer vents throughout the Property; clean and make repairs as needed as a part of normal maintenance.
Recommendations/Funds Budgeted:	<input checked="" type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve

4.0 ADDITIONAL CONSIDERATIONS

4.1 AMERICANS WITH DISABILITIES ACT (ADA) & FAIR HOUSING ACT (FHA)

4.1.1 General ADA & FHA Considerations

Multi-family apartment complexes fall under the Federal Fair Housing Act (FHA), which has a broad objective to prohibit discrimination in housing because of a person's race, color, national origin, religion, sex, familial status, or disability. To ensure that persons with disabilities will have full use of their dwellings, the FHA also includes two important provisions: (1) a provision making it unlawful to refuse to make reasonable accommodations in rules, policies, practices, and services when necessary to allow the resident with a disability equal opportunity to use the property and its amenities; and (2) a provision making it unlawful to refuse to permit residents with disabilities to make reasonable modifications to either their dwelling unit or to the public and common use areas (e.g. clubhouse or laundry room), at the residents' cost. As this facility was built for first occupancy after March 13, 1991, it is required to meet the design and construction requirements of the FHA. However, an in-depth assessment for compliance with FHA requirements is beyond the scope of this investigation.

In addition, the leasing office located on the subject property is subject to general compliance with Title III of the Americans with Disabilities Act, which has a provision for mixed-use facilities in "places of public accommodation". As of January 26, 1992, all new construction and renovations are required by law to meet provisions of "The Act." In cases of existing facilities, compliance is required when removal of barriers is readily achievable.

The representations regarding the status of FHA & ADA Title III are based on visual observation, without any physical measurement and, thus are only intended to be good faith effort to assist the client by noting non-conforming conditions along with estimates of costs to correct and are not to be considered to be based on an in-depth study.

The following table summarizes the general ADA observations made on the property:

General ADA Observations		
Item	Observation	Comments
Leasing Office		
Main entrance is accessible?	Yes	
Main entrance door hardware is lever type?	Yes	
Interior of leasing office is generally accessible with and open path of travel free from obstructions?	Yes	
Common Area Restrooms		
Door width appears acceptable?	Yes	
Door handle is lever type?	No	Push/Pull
Restroom interior appears to have adequate turning radius?	Yes	
Toilet appears to be of adequate height?	Yes	
Toilet is equipped with grab bars?	Yes	
Lavatory appears to be of adequate height?	Yes	

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General ADA Observations		
Item	Observation	Comments
Area beneath lavatory is open for wheelchair access?	Yes	
Lavatory faucet has lever type handles?	Yes	
Lavatory has padding on under sink piping?	No	
Leasing office Fire Alarm		
Leasing office is equipped with a fire alarm?	N/A	
Fire alarm has audio/strobe signals?	N/A	
Comments:	CCG recommends that property management install padding on under sink piping in the leasing office restrooms as an immediate need. CCG's observations regarding ADA compliance were cursory only and should not be considered a complete accessibility study. If the Client wishes to determine the actual ADA and FHA status of the property, an Accessibility Survey should be completed by a qualified accessibility consultant.	
Funds Budgeted:	<input checked="" type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve	

4.1.2 ADA Parking Spaces

ADA Parking Summary Table						
Total Number of Parking Spaces on Property	Number of Required ADA Parking Spaces	Number of ADA Parking Spaces Present	Number of Required Van Accessible (VA) ADA Parking Spaces	Number of VA-ADA Parking Spaces Present	Pavement Markings Present	Vertical Signage Present
269	7	5	1	1	Yes	Yes
Comments:	<p>Apartment complexes are not regulated by the ADA and are not required to meet ADA accessibility requirements. However, if significant renovations or upgrades to the property are performed, ADA compliance may be required under the Fair Housing Act and current building codes. If a tenant requests that an ADA parking space be installed in the area of their apartment and can demonstrate that the ADA parking space is necessary, the space should be installed as a part of normal maintenance.</p> <p>CCG's observations regarding ADA compliance were cursory only and should not be considered a complete accessibility study. If the Client wishes to determine the actual ADA and FHA status of the property, an Accessibility Survey should be completed by a qualified accessibility consultant.</p>					
Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve					

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4.1.3 ADA Curb Ramps**ADA Curb Ramp Summary Table**

Curb Ramps Present on Property	Appear to Comply with Regard to Width?	Appear to Comply with Regard to Slope?
Yes – throughout	Yes	Yes
Comments:		
Funds Budgeted:	<input type="checkbox"/> Immediate Needs <input type="checkbox"/> Short Term <input type="checkbox"/> Replacement Reserves <input checked="" type="checkbox"/> Provide normal maintenance over the term of the reserve	

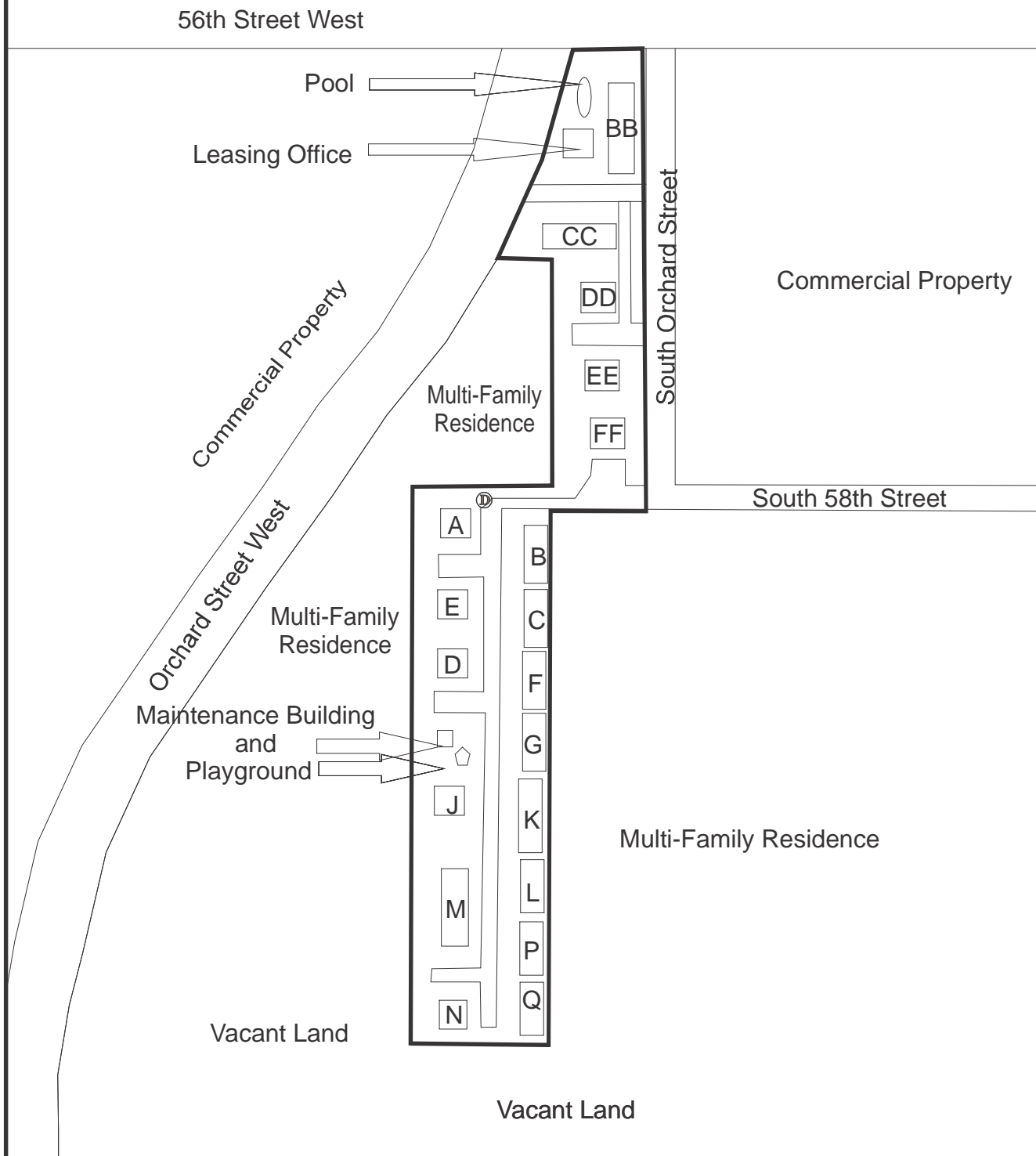
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5.0 APPENDIX

APPENDIX A

SITE PLAN & MAPS

Site Plan



Legend: **(D)**= Dumpster **(T)**=Transformer

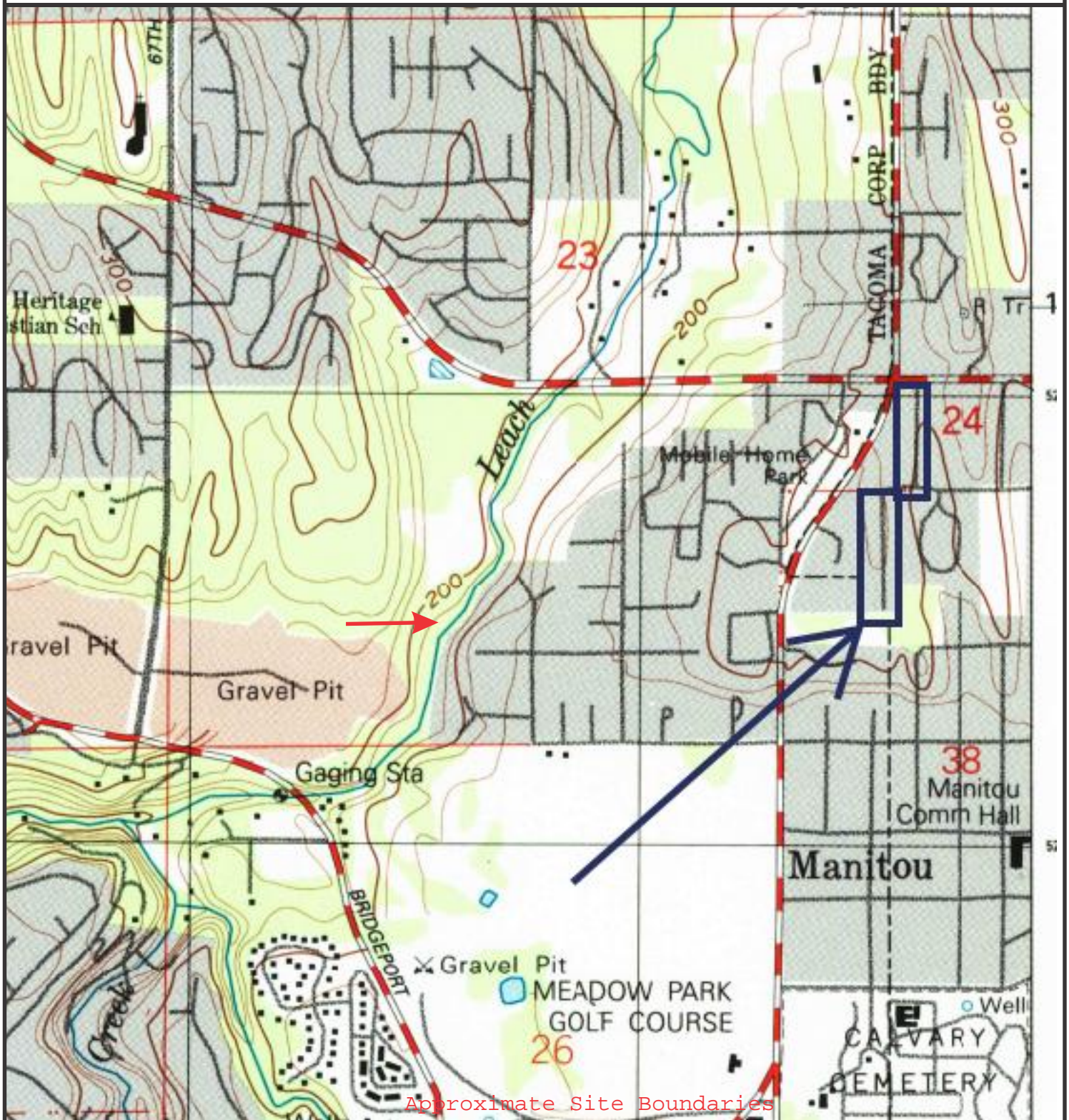
Drawing Not to Scale

Orchard Hills Apartments
5701 Orchard Street West
Tacoma, WA 98467



Date: July 2013
Project #: CCG-3202

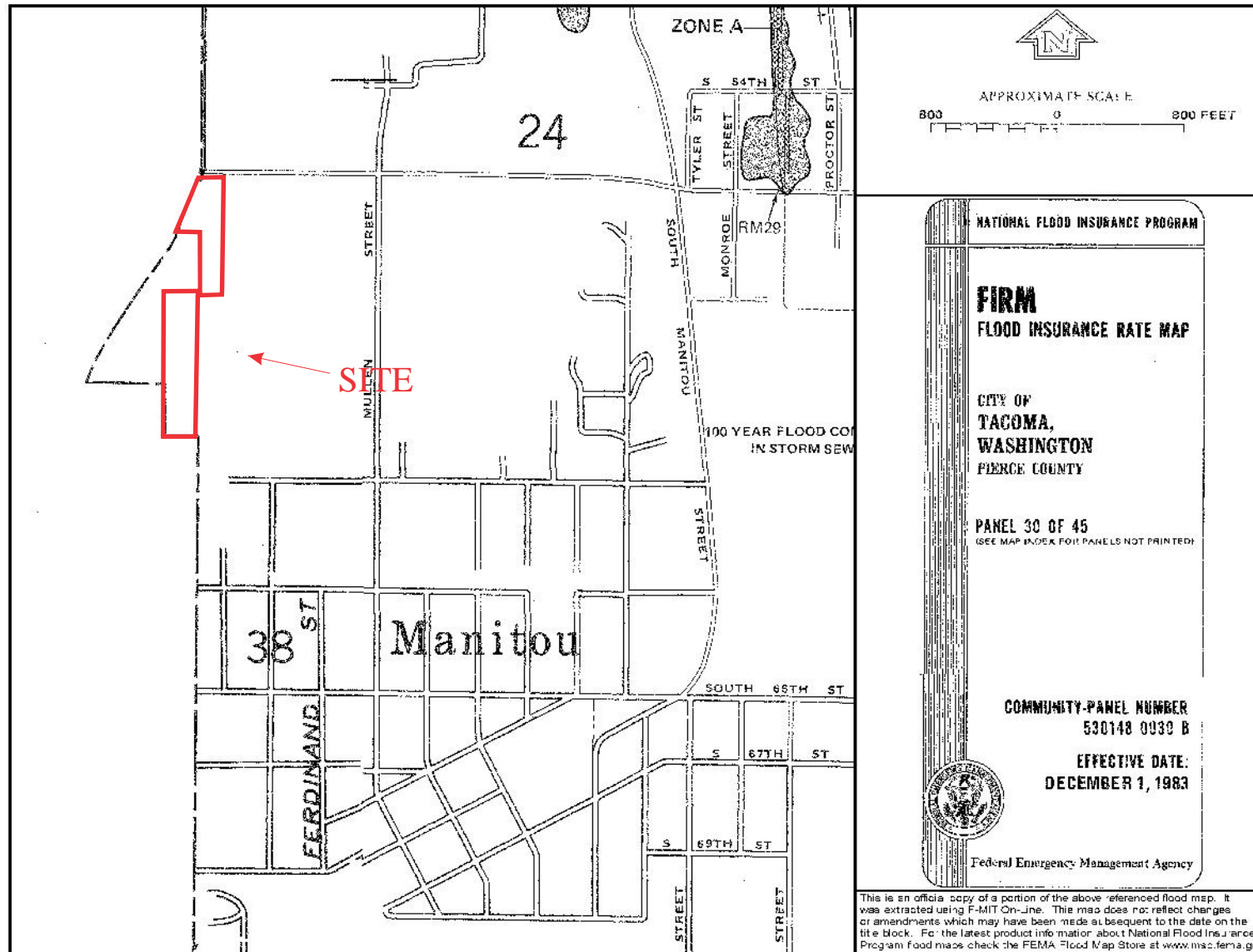
USGS Topographic Map



Orchard Hills Apartments
5701 Orchard Street West
Tacoma, WA 98467

**CONSOLIDATED
CONSULTING
GROUP, LLC**

**Steilacoom, WA
1997**



Orchard Hills Apartments
5701 Orchard Street West
Tacoma, WA 98467

CONSOLIDATED
CONSULTING
GROUP, LLC

Date: July 2013
Project #: CCG-3202

APPENDIX B

PHOTO LOG



01 View of main Property sign, leasing office and representative landscaping



02 View of representative access drive and municipal sidewalk



03 View of representative paving



04 View of representative storm drain, paving and curbing



05 View of representative mail station



06 View of representative dumpster enclosure



07 View of swimming pool and fencing



08 View of Spa



09 View of pool and spa equipment



10 View of fitness center



11 View of playground



12 View of Sauna



13 View of representative foundation and encroaching tree roots



14 View of representative retaining wall and tree too close to building foundation



15 View of representative front building facade



16 View of representative rear building facade and landscaping



17 View of representative roofing



18 View of representative attic space



19 View of representative siding, window and building mounted unit number placard



20 View of representative carport and paving



21 View of representative exterior stairway



22 View of representative balcony



23 View of representative access bridge



24 View of representative patio and sliding glass door



25 View of representative domestic water heater



26 View of representative plumbing distribution and waste piping (recently repaired polybutylene leak)



27 View of representative apartment unit ventilation fan



28 View of representative electric baseboard heater, fireplace and window



29 View of representative electric meters and main disconnects



30 View of representative apartment unit breaker box



31 Representative view of leasing office



32 Representative view of maintenance shop



33 View of representative leasing office restroom



34 View of representative vacant apartment kitchen



35 View of representative vacant apartment bathroom



36 View of representative occupied apartment kitchen

APPENDIX C

QUALIFICATIONS

Dwayne Young

Education

Tarleton State University, Stephenville, Texas (1980-1982)

Registrations

Journeyman Electrician 2000-2006

Texas Registered Builder 2000-2005

Registered General Contractor (DFW Mid-Cities)

Experience

30 Years

Areas of Specialization

Property Condition Assessments

Plan Design

General Contracting

Construction Management

Residential Construction

Commercial Construction

Regulatory Experience

Plan & Permit Fillings

Coordination with State & Local Regulatory Agencies

Re-zoning/Re-platting

Jude Havens

Education

B.A. Environmental Studies, University of Kansas, 1994
Postgraduate work in Wildlife Management

Registration

Certified Environmental Inspector, Environmental Assessment Association, 1997
TDSHS & AHERA Accredited Asbestos Building Inspector, 1997-Current
Federally Certified, Level IV Wildlife Rehabilitation

Experience

17 Years

Areas of Specialization

Environmental Site Assessments
Phase II Subsurface Investigations
Property Condition Reports
Gasoline Station & Dry-cleaner Compliance Audits
Wildlife Management/Endangered Species
Project Coordination
Sales and Marketing
Expert Witness Testimony

APPENDIX D

OTHER SUPPORTING DOCUMENTS



CONSOLIDATED CONSULTING GROUP, LLC

**PROPERTY CONDITION ASSESSMENT
PRESURVEY QUESTIONNAIRE**

Please complete this questionnaire to the best of your ability prior to the site visit by Consolidated Consulting Group. For those questions that are not applicable to the subject property, respond with an "N/A." This document must be signed on the last page of the Questionnaire by the Borrower or its representative. If you have any questions about how to answer any of the questions, please call the project manager that sent this form to you. If additional pages are necessary for a particular response, please attach them to this form. Clearly mark all references to the appropriate question number(s). This document, and your written response to this Questionnaire, will be an exhibit in the Consultant's report.

Property Name	Orchard Hills
Property Number (as applicable)	Tax ID# 134316749 OID# 06-68A
Date	7-16-13
Address (please include County)	5102 So. 58th St. 5701 Orchard St. W. Tacoma, WA 98467 Pierce County
Lot and Block Number or Legal Description	Lot 1, Section 23, Township 20, north, Range 2 East of The W.M.
Property Owner Phone Fax e-mail	Prizm Orchard Hills, LLC
Property Manager Phone Fax e-mail	Marci Spillman P: (253) 473-3459 F: (253) 472-0930 E: orchardhills@alliedresidential.com



CONSOLIDATED CONSULTING GROUP, LLC

1. What is the current occupancy of the building(s), expressed as a percentage?

82⁹⁰

- > Total number of units 170
- > Total number of occupied units 145
- > Total number of vacant units 31
- > Total number of "down" units 0

2. What is the approximate acreage of the subject property?

7 acres

3. Please supply the following information regarding the buildings located on the subject property:

How many buildings are located on the subject property? 21When were the buildings constructed? 1980

What is the approximate square footage of the subject building(s)?

135,652

How many floors are the building(s) on the subject property comprised of?

1, 2, and 3

Do the buildings located on the subject property have basements?

Yes ☐ No ☒

4. Please supply the following information regarding utilities and fuels at the subject property:

<u>Service</u>	<u>Provider</u>	<u>Acceptable</u>
Electricity	Tacoma Public Utilities (T.P.U.)	
Natural Gas	N/A	
Sanitary Sewer	T.P.U.	
Water	T.P.U.	
Propane/Heating Oil	N/A	
Telephone	Comcast	
Cable/Satellite	Comcast	
Solid Waste Removal (Garbage Collector)	T.P.U.	



CONSOLIDATED CONSULTING GROUP, LLC

5. Is there a Back-Up Generator for electricity located on the subject property? Yes__ No X
If yes, what type of fuel is used?
6. Are there any underground storage tanks located on the subject property? Yes__ No X
If yes, please describe size and location.
7. What is the number of full time employees on the maintenance staff two
Number of part time employees one
Is there a maintenance contract with a third party contractor? Yes__ No X
- Are maintenance and/or complaint logs kept for any of the following systems?
- a. Plumbing Yes X No__
- b. Heating Yes__ No X
- c. Air Conditioning Yes__ No X
- d. Elevators Yes__ No X
8. To the best of your knowledge, does the building have any of the following problems and, if so, where are they located?
- a. Roof or sidewall leakage? Yes__ No X
- b. Structural problems? Yes__ No X
- c. Cellar/basement water/moisture infiltration? Yes__ No X
- d. Heating capacity or distribution deficiencies? Yes__ No X
- e. Air conditioning capacity or distribution deficiencies? Yes__ No X
- f. Inadequate domestic water pressure or drainage problems? Yes__ No X
- g. Elevator service problems? Yes__ No X
- h. Inadequate electrical capacity or distribution? Yes__ No X
- i. Presence of any friable asbestos? Yes__ No X
- j. Presence of any aluminum wiring? Yes__ No X
- k. Presence of any polybutylene piping? (plumbing and/or heating system) Yes X No__
- l. Fire retardant plywood? Yes__ No X



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9. Is the boiler water treated? If so, by whom? Yes__No__N/A X
10. Is the cooling tower water treated? If so, by whom? Yes__No__N/A X
11. When were the chillers' last eddy current tested?
Who performed the test? N/A
12. When was the fire alarm system last tested? October 30th, 2012
Who performed the test? AAA Fire & Safety
(P) 206-284-1721
Invoice # 64935
13. Has any exterior restoration or repair work been performed during the last five years?
If so, what was the scope of this work, and who performed the work?
14. Does the building have any structural, mechanical, or electrical deficiencies/problems that you are aware of that would be of interest or concern to a possible purchaser or mortgagee? Yes__No X
15. Are you in receipt of, or have you solicited any proposals to perform any repairs or replacement work to the building(s) or any of its components that will exceed an aggregate cost of \$2,000? Yes X No__
16. To the best of your knowledge, has the building, or any portion thereof, been surveyed during the last three years to determine its physical condition? Yes X No__
If yes, who conducted the survey and when was it performed?
17. During the last five years, have any major capital improvements (\$2,000 or more) been made to the site or building? Yes X No__
If so, please provide a schedule of same along with the approximate cost incurred.
DECK REPAIRS TO UNITS M10, N6. LEAK REPAIRS + MOLD REMEDIATION IN
UNITS G8 + P1. INVOICES ATTACHED.
18. Please complete the following schedule as to the status of replacement of any recurring components, items, or systems.



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ITEM OR SYSTEM	QUANTITY REPLACED	DATE REPLACED	AVERAGE COST FOR REPLACEMENT
Asphalt Pavement Sealing			\$ /SY
Asphalt Paving			\$ /SY
Roofing			\$ /SY or /Bldg
Flooring			\$ /SY or /Unit
A/C Condenser Units			\$ Each
Air Handling Units			\$ Each
Central Boiler			\$ Each
Oil/Gas Burner			\$ Each

19. Are there or have there been any mold related problems at the subject property? Yes ☒ No ☐
If yes please describe in detail.
20. Are there or have there been any moisture problems at the property (i.e. flooding of unit(s), HVAC condensate leaks, roof leaks, improper flashing, etc.) Yes ☒ No ☐
If yes please explain in detail.
PLUMBING IS IN POOR CONDITION WITH MULTIPLE PIPE BUSTS MONTHLY.
21. Does the subject property employ a third party landscape contractor? Yes ☒ No ☐
If so, what is the frequency of their site visits?
~ 1x per week
22. Are there any maintenance agreements for shared property components? Yes ☐ No ☒
Please describe:



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DOCUMENT CHECKLIST FOR PROPERTY CONDITION ASSESSMENT

Please provide or have available the following items (as available or applicable):

- Plan and Specifications (if available) including site, architectural, structural, mechanical, electrical, etc.
- Local regulatory documents (Certificate of Occupancy, Building Permits, Building and Fire Department violation schedules/notices, etc.
- Available documents regarding building maintenance history (contracts, purchase orders, invoice records, etc. regarding maintenance work, repairs, service contracts, improvements, etc. which were previously completed and/or currently pending.)
- Schedule of operating expenses.
- Leasing/promotional information, literature, etc.
- Any available certifications (boiler inspection certificates, certificate of electrical compliance, sprinkler systems/standpipe insurance reports, fire alarm inspection report, roof studies, etc.)
- Previously prepared property condition assessments, replacement reserve studies, mold reports, etc.

SIGNATURE

Marci Spillman

PRINT NAME

Community Manager

TITLE

7-16-13

DATE

Orchard Hills

COMPANY NAME

253-472-8930

FAX NUMBER

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01 - A01	3	2x1	OC	Heather A Dunbar	C	847	775.00	RENT	755.00	755.00	755.00 09/26/11	08/31/12	755.00	0.00
			N	Saleeah Carter (08/11/2010)				Total:	755.00			11	0.00	
				Jakai Walter (05/23/2008)										
01 - A02	5	3x2	OC	Marcella D Thompson	C	1,073	985.00	RENT	995.00	995.00	995.00 02/01/12	09/30/13	995.00	0.00
			N	Micah J Johnson				Total:	995.00			7	0.00	
				Micah J Johnson (12/11/11)										
				Ghaniyah M Johnson (12/11/11)										
				Najee Thompson (08/18/98)										
				Jazlin Perkins (02/01/06)										
				Zynessy Thompson (06/10/09)										
01 - A03	4	2x1	OC	Shannon R DeCorah	C	847	775.00	RENT	351.00	775.00	775.00 03/01/12	02/28/13	300.00	280.00
			N	Savion K DeCora (06/20/08)				SEC8	424.00				0.00	
								Total:	775.00					
01 - A04		3x2	VA	Vacancy		1,073	985.00			985.00				
			N											
01 - B01	5	1x1A	OC	Warren Houtz	C	612	670.00	MTM	25.00	655.00	655.00 07/05/11	07/31/12	831.00	80.00
			N					RENT	304.00			12	0.00	
								SEC8	351.00					
								Total:	680.00					
01 - B02	6	1x1A	OC	Xiaolan Lin	C	612	670.00	RENT	670.00	670.00	670.00 04/27/13	04/30/14	670.00	0.00
			N	Noveng Silichack				Total:	670.00				0.00	
01 - B03	1	1x1A	OC	Jacquelyn Washington	C	612	670.00	RENT	667.00	667.00	667.00 02/27/07	06/30/13	200.00	(10.00)
			N					Total:	667.00			1	0.00	
01 - B04		1x1A	VA	Vacancy		612	670.00			670.00				
			N											
01 - B05	4	1x1A	OC	Jennifer Hadley	C	612	670.00	RENT	675.00	675.00	675.00 09/14/11	09/30/13	675.00	0.00
			N					CONC	(50.00)			12	0.00	
								Total:	625.00					
01 - B06	1	1x1A	OC	Angelina Nelson	C	612	670.00	RENT	138.00	687.00	687.00 03/20/07	02/28/14	200.00	0.00
			N					SEC8	549.00			11	0.00	
								Total:	687.00					
01 - B07	5	1x1A	OC	YALANDA HOWARD	C	612	670.00	SEC8	675.00	675.00	675.00 12/01/11	02/28/14	300.00	(15.00)
			N					Total:	675.00				0.00	
01 - B08	1	1x1A	OC	Anita Taylor	C	612	670.00	RENT	138.00	667.00	667.00 11/01/08	02/28/13	667.00	0.00
			N					SEC8	529.00			8	0.00	
								Total:	667.00					

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01 - BB01		2x2B	VA Vacancy N		945	850.00			850.00				
01 - BB02	1	2x2B	OC Edda Bradley N	C	945	850.00	RENT SEC8 Total:	239.00 590.00 829.00	829.00	04/12/08	07/31/13 6	791.00 0.00	(2.00)
01 - BB03	2	2x2B	OC Indra Velez N	C	945	850.00	RENT Total:	809.00 809.00	809.00	01/30/10	01/31/13	100.00 0.00	(18.00)
01 - BB04		2x2B	VA Vacancy N		945	850.00			850.00				
01 - BB05	1	2x2B	OC Dimple Walker N	C	945	850.00	RENT Total:	809.00 809.00	809.00	04/28/08	01/31/12 12	791.00 0.00	0.00
01 - BB06	3	2x2B	OC Joseph Bullard N Anthony Jones	C	945	850.00	RENT Total:	850.00 850.00	850.00	04/10/13	04/30/14	442.00 0.00	0.00
01 - BB07		2x2B	VA Vacancy N		945	850.00			850.00				
01 - BB08	4	2x2B	OC Angelica Calvo N Osvaldo L Calvo (07/04/1993) Rudy L Calvo (11/20/1998) Polett L Calvo (07/22/1994) Larry L Calvo (01/23/2006)	C	945	850.00	RENT Total:	800.00 800.00	800.00	10/01/11	09/30/12 12	800.00 0.00	0.00
01 - BB09	1	2x2B	OC Neicole Hall N	C	945	850.00	RENT SEC8 Total:	97.00 732.00 829.00	829.00	08/07/08	03/31/11	811.00 0.00	(2.00)
01 - BB10		2x2B	VA Vacancy N		945	850.00			850.00				
01 - C01	1	1x1A	OC Judy Turner N	C	612	670.00	RENT SEC8 Total:	172.00 495.00 667.00	667.00	10/07/06	11/30/12 1	595.00 150.00	(100.00)
01 - C02		1x1A	VA Vacancy N		612	670.00			670.00				
01 - C03	2	1x1A	OC Lisa Rosario N	C	612	670.00	RENT SEC8 Total:	233.00 442.00 675.00	675.00	05/15/12	05/31/14 12	675.00 0.00	0.00
01 - C04	1	1x1A	OC Krystal Herrington N	C	612	670.00	RENT SEC8 Total:	135.00 552.00 687.00	687.00	07/10/08	06/30/12 0	687.00 0.00	(15.00)

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01 - C05	4	1x1A	OC Laura J Johnson N	C	612	670.00	RENT SEC8 Total:	138.00 537.00 675.00	675.00	11/15/11	10/31/12	674.00 0.00	0.00
01 - C06	4	1x1A	OC Ricky L Gaston N ricky gaston	C	612	670.00	RENT Total:	650.00 650.00	650.00	01/01/11	08/01/11 12	200.00 0.00	336.00
01 - C07		2x1	VA Vacancy N		847	775.00			775.00				
01 - C08	3	2x1	OC Wayne John N Corey John	C	847	775.00	RENT Total:	750.00 750.00	750.00	05/01/10	04/30/12	100.00 0.00	0.00
01 - C09	6	2x1	OC Bridgette Richardson N	C	847	775.00	RENT SEC8 Total:	205.00 590.00 795.00	795.00	08/30/12	07/31/13 12	795.00 0.00	5.00
01 - C10	1	2x1	OC Molly Howard N	C	847	775.00	RENT Total:	775.00 775.00	775.00	10/05/02	07/31/13 6	200.00 150.00	130.00
01 - C11	1	2x1	OC Christina Harrison N	C	847	775.00	RENT Total:	790.00 790.00	790.00	10/05/06	02/28/14 12	690.00 0.00	0.00
01 - C12	8	2x1	OC Alicia Gullett N Michael Gullett Dante Aponte	C	847	775.00	RENT Total:	775.00 775.00	775.00	03/16/13	02/28/14	775.00 0.00	0.00
01 - CC01	4	2x2B	OC Shanelle Williams N King Robinson	C	945	850.00	RENT Total:	850.00 850.00	850.00	06/15/12	11/30/13 12	850.00 0.00	0.00
01 - CC02	1	2x2B	OC Monteria Calhoun N	C	945	850.00	RENT Total:	809.00 809.00	809.00	12/22/07	02/28/10 12	755.00 0.00	32.00
01 - CC03	2	2x2B	OC Charles E Sistrunk N Brenda M Sistrunk Aviana Sistrunk (07/27/05)	C	945	850.00	RENT SEC8 Total:	406.00 444.00 850.00	850.00	10/22/12	10/31/13 12	400.00 0.00	(1.00)
01 - CC04	1	2x2B	OC Jarlanne M Sonsteng N	C	945	850.00	RENT SEC8 Total:	230.00 590.00 820.00	820.00	05/01/08	01/31/12 11	791.00 0.00	(168.00)
01 - CC05	3	2x2B	OC Bernea Nyala N Hellen Odiambo	C	945	850.00	RENT SEC8 Total:	34.00 816.00 850.00	850.00	04/20/12	03/31/13 12	850.00 0.00	0.00
01 - CC06	1	2x2B	OC Brenda Blythers-Poole N	C	945	850.00	RENT SEC8 Total:	230.00 590.00 820.00	820.00	10/16/07	11/30/07	775.00 0.00	(1.00)
01 - CC07	1	2x2B	OC Ruth Munyan N	C	945	850.00	RENT SEC8	216.00 613.00	829.00	07/29/06	01/31/13	809.00 0.00	(9.00)

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Total:										829.00					
01 - CC08	7	2x2B	OC		Felicia N Johnson N	C	945	850.00	RENT	75.00	850.00	850.00 10/28/11	02/28/14	830.00	0.00
SEC8										775.00			12	0.00	
Total:										850.00					
01 - CC09	1	2x2B	OC		Donna Heath N	C	945	850.00	RENT	406.00	820.00	820.00 07/01/08	04/30/13	809.00	0.00
SEC8										414.00			12	0.00	
Total:										820.00					
01 - CC10	1	2x2B	OC		Gina Spadafore N	C	945	850.00	RENT	177.00	830.00	830.00 07/03/06	09/30/11	735.00	(22.00)
SEC8										653.00			12	150.00	
Total:										830.00					
01 - D01	3	2x1	OC		Louise Hall N	C	847	775.00	RENT	785.00	785.00	785.00 11/15/11	05/31/13	775.00	22.50
Total:										785.00			12	0.00	
01 - D02	4	3x2	OC		Rebecca Willard N Michael Willard Jeremiah Willard	C	1,073	985.00	RENT	156.00	985.00	985.00 04/01/13	03/31/14	1,029.00	(87.34)
SEC8										829.00				0.00	
SECD										153.33					
Total:										1,138.33					
01 - D03	6	2x1	OC		Audrey Thomas N	C	847	775.00	RENT	117.00	770.00	770.00 07/20/12	06/30/13	775.00	0.00
SEC8										653.00				0.00	
Total:										770.00					
01 - D04	6	3x2	OC		Deondre Swansey N Alisha E FaaFiti Deondr Swansey III Lenyla Swansey	C	1,073	985.00	RENT	985.00	985.00	985.00 03/05/13	02/28/14	985.00	72.00
Total:										985.00				0.00	
01 - D05		2x1	VA		Vacancy N		847	775.00			775.00				
01 - D06	8	3x2	OC		Kevin W Lofton N Calvin Edwards (9/4/1998) Jaearde Edwards (03/03/01) Jarrod Davis, Jr.(10/26/04)	C	1,073	985.00	RENT	183.00	1,012.00	1,012.00 12/14/12	11/30/13	1,015.00	1,274.00
SEC8										829.00			11	0.00	
Total:										1,012.00					
01 - DD01	1	2x2A	OC		Roberta Baldwin N	C	939	825.00	RENT	230.00	820.00	820.00 07/29/06	08/31/06	809.00	0.00
SEC8										590.00				150.00	
Total:										820.00					
01 - DD02	1	2x2A	OC		Lynda Yvarra N	C	939	825.00	RENT	800.00	800.00	800.00 01/12/08	01/31/14	750.00	0.00
Total:										800.00			12	0.00	
01 - DD03	3	2x2A	OC		Nadia Laskovtsov N	C	939	825.00	RENT	810.00	810.00	810.00 09/11/10	08/31/11	150.00	0.00
Total:										810.00			12	0.00	

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01 - DD04		2x2A	VA Vacancy N		939	825.00			825.00				
01 - E01	1	3x2	OC Carlos Pelagio-Hernandez N	C	1,073	985.00	RENT SEC8 Total:	572.00 371.00 943.00	943.00	09/16/08	08/31/12 5	918.00 0.00	0.00
01 - E02	5	2x1	OC Luz M Calderon N	C	847	775.00	RENT SEC8 Total:	168.00 627.00 795.00	795.00	08/31/12	08/31/13 12	775.00 0.00	(25.50)
01 - E03	2	3x2	OC Chase Su N Jeanlynn Su	C	1,073	985.00	RENT Total:	923.00 923.00	923.00	09/23/09	08/31/12	561.00 0.00	484.00
01 - E04	4	2x1	OC Wangyu Yeeming N Malia Matai Wangyu Yeeming Jr. Veronica Yeeming Wong Yeeming	C	847	775.00	RENT Total:	795.00 795.00	795.00	01/16/13	12/31/13	795.00 0.00	80.00
01 - EE01	3	2x2A	OC Ashlee Rousey N	C	939	825.00	RENT SEC8 Total:	220.00 590.00 810.00	810.00	06/07/10	05/31/12 12	99.00 0.00	(5.00)
01 - EE02	5	2x2A	OC Anita Williams N Malach Steverson	C	939	825.00	RENT SEC8 Total:	208.00 572.00 780.00	780.00	01/11/12	12/31/12	850.00 0.00	213.00
01 - EE03	2	2x2A	OC Josephine Cooper N	C	939	825.00	SEC8 RENT Total:	364.00 436.00 800.00	800.00	08/13/09	01/31/13	100.00 0.00	0.00
01 - EE04	1	2x2A	OC Vy Nguyen N cung nguyen giang-tien nguyen	C	939	825.00	RENT SEC8 Total:	335.00 471.00 806.00	806.00	02/09/07	01/31/12 12	765.00 0.00	0.00
01 - EE05		2x2A	VA Vacancy N		939	825.00			825.00				
01 - EE06	1	2x2A	OC Ulrike Loetzke N	C	939	825.00	RENT SEC8 Total:	481.00 305.00 786.00	786.00	11/16/07	02/29/12 12	745.00 0.00	(2.00)
01 - F01	1	1x1A	OC Audrain Hahn N	C	612	670.00	RENT SEC8 Total:	209.00 461.00 670.00	670.00	06/28/07	03/31/13 5	640.00 0.00	0.00
01 - F02	1	1x1A	OC Julie McLean N	C	612	670.00	RENT Total:	670.00 670.00	670.00	10/06/06	12/31/11 12	570.00 0.00	209.29

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01 - F03	4	1x1A	OC Rosemarie Englert N	C	612	670.00	RENT Total:	675.00 675.00	675.00	675.00 09/28/12	09/30/13	675.00 0.00	0.00
01 - F04	4	1x1A	OC Christina M Gates N Aleeya C Martin (06/06/2000)	C	612	670.00	RENT Total:	630.00 630.00	630.00	630.00 04/03/12	03/31/13	675.00 0.00	0.00
01 - F05		1x1A	VA Vacancy N		612	670.00			670.00				
01 - F06	4	1x1A	OC Tammy L Wheeler N	C	612	670.00	RENT Total:	630.00 630.00	630.00	630.00 09/03/11	11/30/13	463.00 300.00	(30.00)
01 - F07	7	2x1	OC Erika Grijalva N Natalie Starkweather	C	847	775.00	EMP Total:	750.00 750.00	750.00	750.00 08/16/10	09/30/12 11	99.00 150.00	0.00
01 - F08	6	2x1	OC Brandon Moser N	C	847	775.00	RENT Total:	750.00 750.00	750.00	750.00 08/13/10	02/29/12 6	200.00 0.00	855.00
01 - F09		2x1	VA Vacancy N		847	775.00			775.00				
01 - F10	2	2x1	OC Angela S Holley N Charles Dorrough (08/19/07)	C	847	775.00	RENT SEC8 Total:	205.00 590.00 795.00	795.00	795.00 08/01/12	07/31/13	795.00 0.00	(10.00)
01 - F11	1	2x1	OC Maria Martinez N Maria Garcia Ceasar L Garcia Maribel Garcia	C	847	775.00	RENT Total:	790.00 790.00	790.00	790.00 03/30/09	03/31/11 12	790.00 0.00	0.00
01 - F12		2x1	VA Vacancy N		847	775.00			775.00				
01 - FF01	1	2x2A	OC Todd Chandler N	C	939	825.00	RENT Total:	800.00 800.00	800.00	800.00 08/06/05	09/30/05 12	200.00 578.50	0.00
01 - FF02	1	2x2A	OC Crystal Moss N	C	939	825.00	RENT SEC8 Total:	133.00 653.00 786.00	786.00	786.00 11/15/05	02/28/12	200.00 525.00	1.00
01 - FF03	3	2x2A	OC Marci Spillman N Anthony Chappell	C	939	825.00	EMP Total:	600.00 600.00	600.00	600.00 06/11/13	05/31/14	1.00 0.00	0.00
01 - FF04	3	2x2A	OC Alofa Kinchen N	C	939	825.00	RENT SEC8 Total:	207.00 653.00 860.00	860.00	860.00 10/17/09	10/31/10 12	365.00 0.00	(47.00)
01 - FF05	3	2x2A	OC Stephanie Small N Dante Small	C	939	825.00	RENT SEC8 Total:	301.00 519.00 820.00	820.00	820.00 05/09/09	02/28/13 12	820.00 0.00	75.00

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01 - FF06	3	2x2A	OC Sergey Y Litvinyuk N Georgina F Litvinyuk	C	939	825.00	RENT SEC8 Total:	284.00 566.00 850.00	850.00	850.00 10/02/12	09/30/13	850.00 0.00	(13.00)
01 - G01	3	1x1A	OC Linda Sanders N	C	612	670.00	RENT SEC8 Total:	138.00 537.00 675.00	675.00	675.00 08/07/10	07/31/11 12	99.00 0.00	0.00
01 - G02		1x1A	VA Vacancy N		612	670.00			670.00				
01 - G03	8	1x1A	OC Doretha Brown N	C	612	670.00	RENT Total:	675.00 675.00	675.00	675.00 02/08/13	02/28/14 12	675.00 0.00	0.00
01 - G04	11	1x1A	OC Deore Balder N	C	612	670.00	RENT Total:	670.00 670.00	670.00	670.00 05/15/13	05/31/14	670.00 0.00	0.60
01 - G05	4	1x1A	OC Jason A Pearrow N	C	612	670.00	RENT SEC8 Total:	138.00 537.00 675.00	675.00	675.00 10/05/12	09/30/13 11	675.00 0.00	0.00
01 - G06	1	1x1A	OC Gingerlei Afoa N	C	612	670.00	RENT SEC8 Total:	138.00 532.00 670.00	670.00	670.00 02/06/09	03/31/13 8	560.00 0.00	(2.00)
01 - G07	8	2x1	OC Karla S McEvoy N	C	847	775.00	RENT SEC8 Total:	352.00 443.00 795.00	795.00	795.00 11/01/12	10/31/13	795.00 0.00	0.00
01 - G08		2x1	VA Vacancy N		847	775.00			775.00				
01 - G09	8	2x1	OC Susan Davis N Jessica N Davis	C	847	775.00	RENT SEC8 Total:	24.00 771.00 795.00	795.00	795.00 07/27/12	06/30/13 12	795.00 600.00	0.00
01 - G10	4	2x1	OC Joanne M Babic N Ethan Babic	C	847	775.00	RENT Total:	790.00 790.00	790.00	790.00 01/26/10	02/28/14 11	572.00 150.00	(200.00)
01 - G11	4	2x1	OC Mary A Keo N Maleah Barbee (03/10/06) Kamari Barbee (02/18/10)	C	847	775.00	RENT SEC8 Total:	5.00 750.00 755.00	755.00	755.00 03/01/12	02/28/13	775.00 0.00	5.00
01 - G12	5	2x1	OC Sherri M Dawson N Loy Sparling	C	847	775.00	RENT Total:	775.00 775.00	775.00	775.00 10/31/11	09/30/12 12	300.00 0.00	0.00
01 - J01	11	2x1	OC Barbara Distefano N Michael Distefano Morgan Distrfano	C	847	775.00	RENT Total:	775.00 775.00	775.00	775.00 05/15/12	04/30/14 12	776.00 600.00	0.00

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01 - J02	1	3x2	OC	Sherry Tucker N Laura Tucker Lauren Tucker	C	1,073	985.00	RENT	929.00	929.00	929.00 01/01/09	08/31/11	628.00	80.00
								Total:	929.00				0.00	
01 - J03	3	2x1	OC	Stacy Stump N	C	847	775.00	RENT	750.00	750.00	750.00 04/27/10	03/31/13	100.00	0.00
				Bailey Shaw				Total:	750.00			12	125.00	
01 - J04	7	3x2	OC	Jessica M Robbins N Dranea L Bonner	C	1,073	985.00	RENT	320.00	970.00	970.00 08/12/11	03/31/14	970.00	0.00
								SEC8	650.00			12	0.00	
								Total:	970.00					
01 - J05	1	2x1	OC	Mary Hilareth N Jessica Hildreth	C	847	775.00	RENT	810.00	810.00	810.00 09/14/06	02/29/12	781.00	0.00
								Total:	810.00			12	0.00	
01 - J06	2	3x2	OC	Rachel Frogge N Aliyah Gordon Elijah Gordon Ashani Gordon Sidnie Gordon	C	1,073	985.00	RENT	379.00	985.00	985.00 04/22/13	03/31/14	300.00	0.00
								SEC8	606.00				0.00	
								Total:	985.00					
01 - K01		1x1A	VA	Vacancy N		612	670.00			670.00				
01 - K02	6	1x1A	OC	Alicia David N	C	612	670.00	RENT	650.00	650.00	650.00 11/27/10	10/31/12	200.00	0.00
								Total:	650.00			12	0.00	
01 - K03	5	1x1A	OC	Aris C Holcomb N Aris C holcomb	C	612	670.00	RENT	675.00	675.00	675.00 10/11/11	05/31/13	355.00	2,395.00
								Total:	675.00			11	0.00	
01 - K04	1	1x1A	OC	Dan Englund N	C	612	670.00	RENT	138.00	667.00	667.00 02/06/08	08/31/12	632.00	0.00
								SEC8	529.00			6	0.00	
								Total:	667.00					
01 - K05	1	1x1A	OC	Jorge Drake N	C	612	670.00	RENT	120.00	667.00	667.00 11/07/08	05/31/14	687.00	(358.00)
								SEC8	547.00			6	0.00	
								Total:	667.00					
01 - K06	4	1x1A	OC	Mrs Maricella Santiago N JoseAntoio Santiago	C	612	670.00	RENT	670.00	670.00	670.00 01/30/12	02/28/14	675.00	0.00
								CONC	(45.00)			12	0.00	
								Total:	625.00					
01 - K07	6	1x1B	OC	Shawn R Johnson N	C	676	699.00	RENT	160.00	699.00	699.00 08/04/12	07/31/13	761.00	0.00
								SEC8	539.00				0.00	
								Total:	699.00					
01 - K08	3	1x1B	OC	Ashley T Lassiter N Mariya Lassiter Samiya Coleman	C	676	699.00	RENT	699.00	699.00	699.00 03/02/13	02/28/14	699.00	(1.00)
								Total:	699.00				0.00	

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01 - K09	1	1x1B	OC Pauline Walker N	C	676	699.00	RENT SEC8 Total:	146.00 528.00 674.00	674.00	11/19/08	02/28/14 12	200.00 218.00	0.00
01 - K10	1	1x1B	OC Naomi Roberts N	C	676	699.00	RENT SEC8 Total:	138.00 549.00 687.00	687.00	06/01/08	03/31/13 12	200.00 0.00	(1.00)
01 - K11	6	1x1B	OC Valencia M Watson N	C	676	699.00	RENT CONC Total:	695.00 (10.00) 685.00	695.00	10/21/11	10/31/13 12	638.00 0.00	0.00
01 - K12	2	1x1B	OC Delita I Hunt N	C	676	699.00	RENT Total:	687.00 687.00	687.00	03/10/09	08/31/13 7	687.00 0.00	(0.05)
01 - K13	1	1x1A	OC Penny Mulligan N	C	612	670.00	RENT SEC8 Total:	138.00 529.00 667.00	667.00	02/12/07	01/31/12 12	640.00 0.00	0.00
01 - K14	1	1x1A	OC Tracie Reed N	C	612	670.00	RENT Total:	670.00 670.00	670.00	07/01/06	02/28/11	620.00 0.00	0.00
01 - K15	3	1x1A	OC Demetrius Craddock N	C	612	670.00	RENT SEC8 Total:	15.00 635.00 650.00	650.00	07/14/10	06/30/11 12	99.00 0.00	(30.00)
01 - K16		1x1A	VA Vacancy N		612	670.00			670.00				
01 - K17	6	1x1A	OC Darrel Goree N Felicia Goree	C	612	670.00	RENT Total:	660.00 660.00	660.00	04/26/11	03/31/12	200.00 0.00	(10.00)
01 - K18	10	1x1A	OC James J Williams N	C	612	670.00	RENT Total:	675.00 675.00	675.00	09/29/12	08/31/13 11	675.00 0.00	0.00
01 - L01	2	1x1A	OC Zachariah E Burwell N	C	612	670.00	SEC8 RENT Total:	580.00 75.00 655.00	655.00	11/14/11	10/31/12 11	675.00 0.00	(50.00)
01 - L02		1x1A	VA Vacancy N		612	670.00			670.00				
01 - L03	1	1x1A	OC Patrice Howard N	C	612	670.00	RENT SEC8 Total:	304.00 363.00 667.00	667.00	10/27/06	05/31/14	595.00 0.00	0.00
01 - L04	1	1x1A	OC Celia Clifford N	C	612	670.00	RENT SEC8 Total:	138.00 532.00 670.00	670.00	06/25/07	10/31/11 12	640.00 0.00	0.00

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01 - L05		1x1A	VA Vacancy N		612	670.00			670.00				
01 - L06	6	1x1A	OC Ashley Zenger N	C	612	670.00	RENT	670.00	670.00	670.00 05/20/13	05/31/14	300.00	0.00
							Total:	670.00				150.00	
01 - L07	4	2x1	OC Kadia W Paulino N Kyla Monae Paulino-Hayes11/9/08 Kari Mahry Paulino-Hayes6/22/11	C	847	775.00	RENT	775.00	775.00	775.00 02/13/13	02/28/14	775.00	0.00
							CONC	(75.00)			12	0.00	
							Total:	700.00					
01 - L08	1	2x1	OC Juanita Slaughter N Ericka Corry	C	847	775.00	RENT	267.00	810.00	810.00 03/01/09	02/29/12	810.00	0.00
							SEC8	543.00			12	0.00	
							Total:	810.00					
01 - L09	3	2x1	OC NANCY J SKINNER N Crystal a TERRELL THOMAS J TERRELL	C	847	775.00	RENT	775.00	775.00	878.00 06/27/13	06/30/14	464.00	0.00
							Total:	775.00				0.00	
01 - L10	6	2x1	OC Sarina S Michels N	C	847	775.00	RENT	327.00	775.00	775.00 11/18/11	10/31/12	759.00	432.00
							SEC8	448.00			12	0.00	
							Total:	775.00					
01 - L11		2x1	VA Vacancy N		847	775.00			775.00				
01 - L12	4	2x1	OC Malia DeRooy N Jaiden Lander-DeRooy	C	847	775.00	RENT	775.00	775.00	775.00 05/03/13	05/31/14	300.00	(6.00)
							Total:	775.00				0.00	
01 - M01	2	1x1A	OC Sylnetta Jones N	C	612	670.00	RENT	304.00	675.00	675.00 04/16/12	03/31/13	675.00	(280.00)
							SEC8	371.00			12	0.00	
							Total:	675.00					
01 - M02	4	1x1A	OC Channel Dunbar N	C	612	670.00	RENT	630.00	630.00	630.00 04/10/12	03/31/13	675.00	500.00
							Total:	630.00				0.00	
01 - M03	7	1x1A	OC Calvin D Smith N	C	612	670.00	RENT	185.00	665.00	665.00 11/03/11	10/31/12	675.00	76.00
							SEC8	480.00			12	0.00	
							Total:	665.00					
01 - M04	5	1x1A	OC Marissa Humphrey N	C	612	670.00	RENT	675.00	675.00	675.00 03/20/12	03/31/13	675.00	(38.00)
							CONC	(75.00)				0.00	
							Total:	600.00					
01 - M05	9	1x1A	OC Chris Ayers N Monica Wainwright	C	612	670.00	RENT	673.00	673.00	673.00 04/20/12	03/31/13	300.00	(5.00)
							Total:	673.00				0.00	
01 - M06	7	1x1A	OC Yung Holguin-Berring N	C	612	670.00	RENT	670.00	670.00	670.00 02/19/11	08/31/11	200.00	0.00
							Total:	670.00			6	0.00	

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01 - M07	1	1x1B	OC Larry Guthrie N	C	676	699.00	RENT	667.00	667.00	667.00 10/28/04	02/29/12	200.00	0.00
							Total:	667.00			12	595.00	
01 - M08	3	1x1B	OC Regina Tucker N	C	676	699.00	RENT	138.00	650.00	650.00 01/05/11	12/31/11	300.00	(8.00)
							SEC8	512.00			12	0.00	
							Total:	650.00					
01 - M09	6	1x1B	OC Megan Kebschull N Aurora Kebschull	C	676	699.00	RENT	680.00	680.00	680.00 09/30/10	08/31/11	150.00	0.00
							Total:	680.00			12	0.00	
01 - M10	6	1x1B	OC Kitty C Welch N	C	676	699.00	RENT	118.00	699.00	699.00 03/06/13	02/28/14	699.00	0.00
							SEC8	581.00				0.00	
							Total:	699.00					
01 - M11	1	1x1A	OC Angelo Chase N	C	612	670.00	RENT	675.00	675.00	675.00 03/28/08	10/31/13	632.00	0.00
							Total:	675.00			12	0.00	
01 - M12	4	1x1A	OC Dickie Barrientos N	C	612	670.00	RENT	675.00	675.00	675.00 10/20/11	10/31/13	707.00	(0.66)
							CONC	(50.00)			10	0.00	
							Total:	625.00					
01 - M13	5	1x1A	OC Richard Sohnrey N	C	612	670.00	RENT	256.00	675.00	675.00 04/08/11	03/31/12	200.00	(13.00)
							SEC8	419.00			11	0.00	
							Total:	675.00					
01 - M14	6	1x1A	OC Lyndsy R Edland N	C	612	670.00	RENT	138.00	675.00	675.00 09/12/12	09/30/13	675.00	0.00
							SEC8	537.00				0.00	
							Total:	675.00					
01 - M15		1x1A	VA Vacancy N		612	670.00			670.00				
01 - M16		1x1A	VA Vacancy N		612	670.00			670.00				
01 - N01	1	2x1	OC Anthony Cox N	C	847	775.00	RENT	790.00	790.00	790.00 01/30/08	03/31/11	740.00	(35.00)
							Total:	790.00			12	0.00	
01 - N02	4	2x1	OC Perfecto Capa II N Perfecto Capa III	C	847	775.00	RENT	775.00	775.00	775.00 04/09/13	04/30/14	300.00	(6.00)
							Total:	775.00				0.00	
01 - N03	7	2x1	OC Leslie J Whipple N	C	847	775.00	RENT	775.00	775.00	775.00 02/23/13	01/31/14	775.00	772.72
							Total:	775.00			12	0.00	
01 - N04	5	2x1	OC Shawanda Seaton N Jahmari Hunter-Seaton Kenji Hunter-Seaton	C	847	775.00	RENT	775.00	775.00	775.00 04/11/13	04/30/14	300.00	(116.00)
							Total:	775.00				0.00	
01 - N05	4	2x1	OC Beth Ann Johnson N	C	847	775.00	RENT	775.00	775.00	775.00 11/09/11	10/31/12	600.00	(40.00)
							Total:	775.00			12	0.00	

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01 - N06	4	2x1	OC	Georgina A Holland N Danon Holland Christian Walker	C	847	775.00	RENT Total:	775.00 775.00	775.00	775.00 09/28/11	06/30/13 12	775.00 0.00	0.00
01 - P01	5	2x1	OC	SHAWN GROW N CHRISTINE GROW STEPHANIE GROW JASMINE GROW	C	847	775.00	RENT Total:	775.00 775.00	775.00	775.00 12/01/11	11/30/12 12	775.00 0.00	29.00
01 - P02	1	2x1	OC	Opten Bill N George Bill	C	847	775.00	RENT SEC8 Total:	496.00 305.00 801.00	801.00	801.00 01/25/07	09/30/11 12	720.00 0.00	0.00
01 - P03		2x1	VA	Vacancy N		847	775.00			775.00				
01 - P04	3	2x1	OC	Erin Tollie N Justin Tollie	C	847	775.00	RENT Total:	760.00 760.00	760.00	760.00 04/05/11	03/31/14 12	300.00 150.00	0.00
01 - P05		2x1	VA	Vacancy N		847	775.00			775.00				
01 - P06	1	2x1	OC	Brenda Wilson N Cheyanne R Keen Cayla L Keen	C	847	775.00	RENT SEC8 Total:	137.00 653.00 790.00	790.00	790.00 04/18/06	03/31/14 12	200.00 0.00	0.00
01 - P07	7	1x1A	OC	Brent Nuttall N	C	612	670.00	RENT Total:	650.00 650.00	650.00	650.00 09/29/10	08/31/12 12	150.00 0.00	0.00
01 - P08	5	1x1A	OC	William Woods N	C	612	670.00	RENT SEC8 Total:	185.00 470.00 655.00	655.00	655.00 07/14/11	09/30/13 12	655.00 0.00	(310.00)
01 - P09		1x1A	VA	Vacancy N		612	670.00			670.00				
01 - P10	1	1x1A	OC	Jason Joswick N	C	612	670.00	RENT SEC8 Total:	138.00 529.00 667.00	667.00	667.00 11/15/06	08/31/12 12	595.00 0.00	0.00
01 - P11	6	1x1A	OC	Lamont Cooper N	C	612	670.00	RENT SEC8 Total:	138.00 532.00 670.00	670.00	670.00 03/22/11	02/29/12 11	200.00 0.00	138.00
01 - P12	7	1x1A	OC	Jessica M Sherbinow N	C	612	670.00	RENT Total:	675.00 675.00	675.00	675.00 08/19/11	07/31/12	675.00 0.00	(20.00)
01 - Q01		1x1A	VA	Vacancy N		612	670.00			670.00				

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01 - Q02	6	1x1A	OC Angel P Gamboa N	C	612	670.00	RENT Total:	675.00 675.00	675.00	675.00 11/19/11	10/31/13 12	716.00 0.00	0.00
01 - Q03	2	1x1A	OC Jorge Vasquez N Santa Martinez	C	612	670.00	RENT Total:	675.00 675.00	675.00	675.00 12/01/10	10/31/12 12	300.00 0.00	0.00
01 - Q04		1x1A	VA Vacancy N		612	670.00			670.00				
01 - Q05		1x1A	VA Vacancy N		612	670.00			670.00				
01 - Q06	3	1x1A	OC Jonnae Brown N	C	612	670.00	RENT Total:	675.00 675.00	675.00	675.00 09/01/12	08/31/13 12	675.00 0.00	674.50
01 - Q07	2	1x1A	OC Melvin McDaniels N Michelle Fadness	C	612	670.00	RENT Total:	670.00 670.00	670.00	670.00 05/01/10	11/30/13 6	100.00 0.00	0.00
01 - Q08	9	1x1A	OC Sharon Manning N	C	612	670.00	RENT Total:	670.00 670.00	670.00	670.00 05/31/13	05/31/14	300.00 300.00	0.00
01 - Q09		1x1A	VA Vacancy N		612	670.00			670.00				
01 - Q10	7	1x1A	OC Jennifer Gonzalaz N	C	612	670.00	RENT SEC8 Total:	138.00 527.00 665.00	665.00	665.00 10/05/10	09/30/11 12	150.00 0.00	0.00
01 - Q11	3	1x1A	OC Brandy Hinderman N Chad Hunter	C	612	670.00	RENT Total:	625.00 625.00	625.00	625.00 12/22/11	08/31/13 5	675.00 0.00	0.00
01 - Q12		1x1A	VA Vacancy N		612	670.00			670.00				

Total:

<u>Market Rent</u>	<u>Lease Rent</u>	<u>Gross Possible</u>	<u>Actual Potential Charges</u>	<u>Security Deposits</u>	<u>Other Deposits</u>	<u>Total Deposits</u>	<u>Ending Balance</u>
132,270.00	108,073.33	131,155.00	108,303.00	81,758.00	5,041.50	86,799.50	7,139.06

SSI410
 ORH768
 Select: 07/16/13
 176 Apts, 135,664 Sq. Ft.

Rent Roll Report
Allied Residential
Orchard Hills
July 16, 2013

Page: 14
 07/2013
 07/17/13
 8:53

Apt	ID	Type	Apt Status	R Names	S Sq.Ft.	Market Rent	Code	Lease Charges	Gross Possible	Actual Potential M/O Date	Lease Expires Term	Sec/Other Deposit	Ending Balance	
				<u>Income Code:</u>			<u>Resident Stat.</u>			<u>Unit Stat.</u>	<u>Unit Analysis</u>			
				CONC	Concession	C	Current	OC	Occupied	Description			Units	Percent
				EMP	Employee Rent	P	Previous	VA	Vacant Available	Occupied			145	82.39
				MTM	Month to Month Fee	X	Cancel			Vacant			31	17.61
				PETDP	Pet Deposit					Down			0	0.00
				RENT	Rent					Total Units			176	100.00
				SEC8	Section 8					Construction			0	
				SECD	Security Deposit					Waiting Lists			0	
										Employee			0	
										Model			0	
										Other Use			0	
										Total Special Use			0	0.00

Summary of Actual Charges by Income Code (Current, On-Notice, Transfer Out residents only)

CONC	Concession	-305.00
EMP	Employee Rent	1,350.00
MTM	Month to Month Fee	25.00
RENT	Rent	68,782.00
SEC8	Section 8	38,068.00
SECD	Security Deposit	153.33

SSI410
 ORH768
 Select: 07/16/13
 176 Apts, 135,664 Sq. Ft.

Rent Roll Report
Allied Residential
Orchard Hills
July 16, 2013

Page: 15
 07/2013
 07/17/13
 8:53

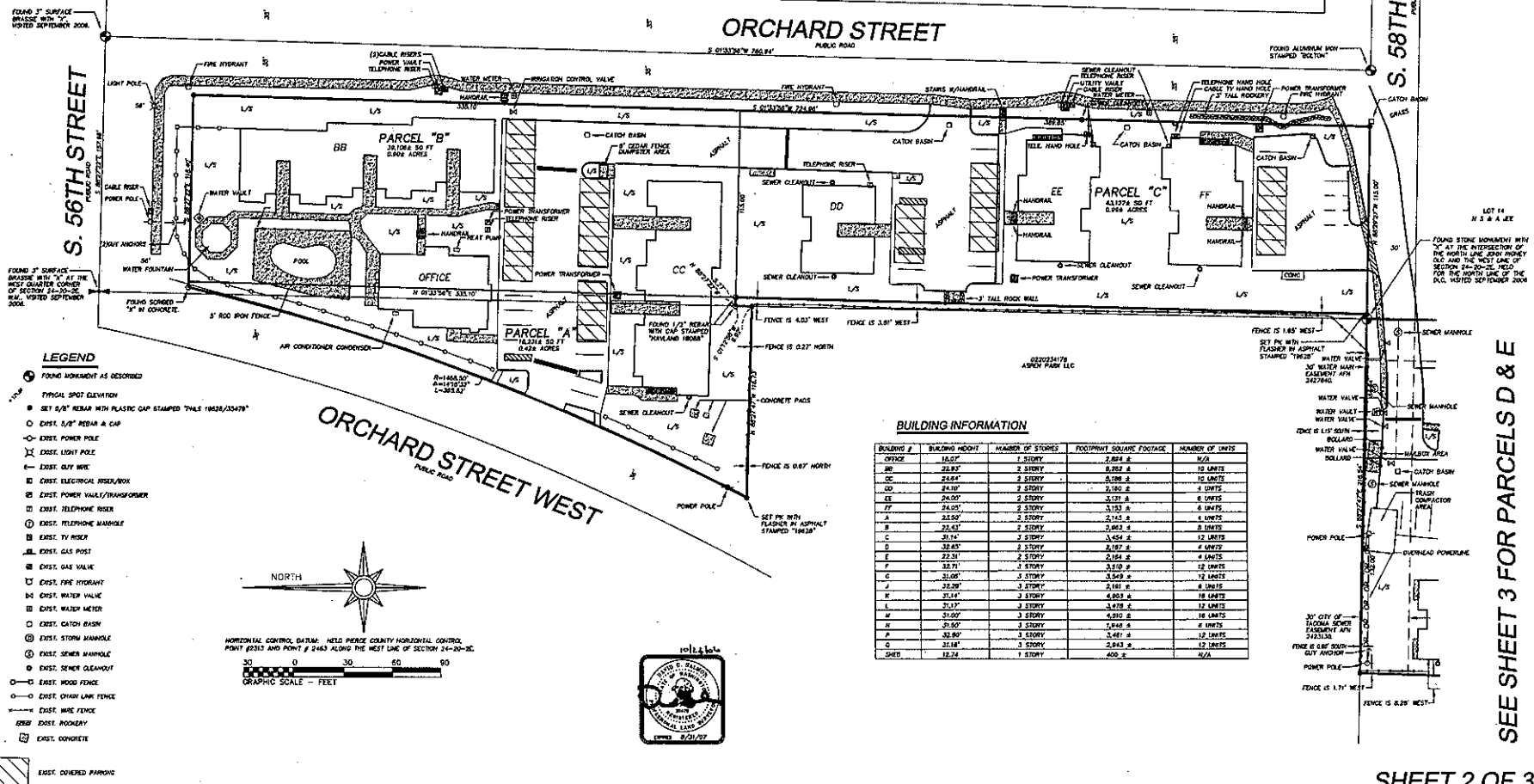
Apt	ID	Type	Apt Status	Names	R S	Sq.Ft.	Market Rent	Code	Lease Charges	Gross Possible	Actual Potential M/I Date	Lease Expires M/O Date	Term	Sec/Other Deposit	Ending Balance
Grand Total :															
						<u>Market Rent</u>	<u>Lease Rent</u>	<u>Gross Possible</u>	<u>Actual Potential Charges</u>	<u>Security Deposits</u>	<u>Other Deposits</u>	<u>Total Deposits</u>	<u>Ending Balance</u>		
						132,270.00	108,073.33	131,155.00	108,303.00	81,758.00	5,041.50	86,799.50	7,139.06		

Grand Summary of Actual Charges by Income Code (Current, On-Notice, Transfer Out residents only)

CONC	Concession	-305.00
EMP	Employee Rent	1,350.00
MTM	Month to Month Fee	25.00
RENT	Rent	68,782.00
SEC8	Section 8	38,068.00
SECD	Security Deposit	153.33

ORCHARD HILLS APARTMENTS URBAN ALTA/ACSM LAND TITLE SURVEY

A PORTION OF THE SE 1/4 OF SECTION 23, AND A PORTION OF THE
SW 1/4 OF SECTION 24, IN TOWNSHIP 20 NORTH, RANGE 2 EAST, W.M.,
CITY OF TACOMA, PIERCE COUNTY, WA.



SEE SHEET 3 FOR PARCELS D & E

SHEET 2 OF 3

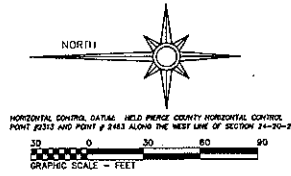
04454616_002.dwg

ORCHARD HILLS APARTMENTS URBAN ALTA/ACSM LAND TITLE SURVEY

A PORTION OF THE SE 1/4 OF SECTION 23, AND A PORTION OF THE
SW 1/4 OF SECTION 24, IN TOWNSHIP 20 NORTH, RANGE 2 EAST, W.M.,
CITY OF TACOMA, PIERCE COUNTY, WA.

LEGEND

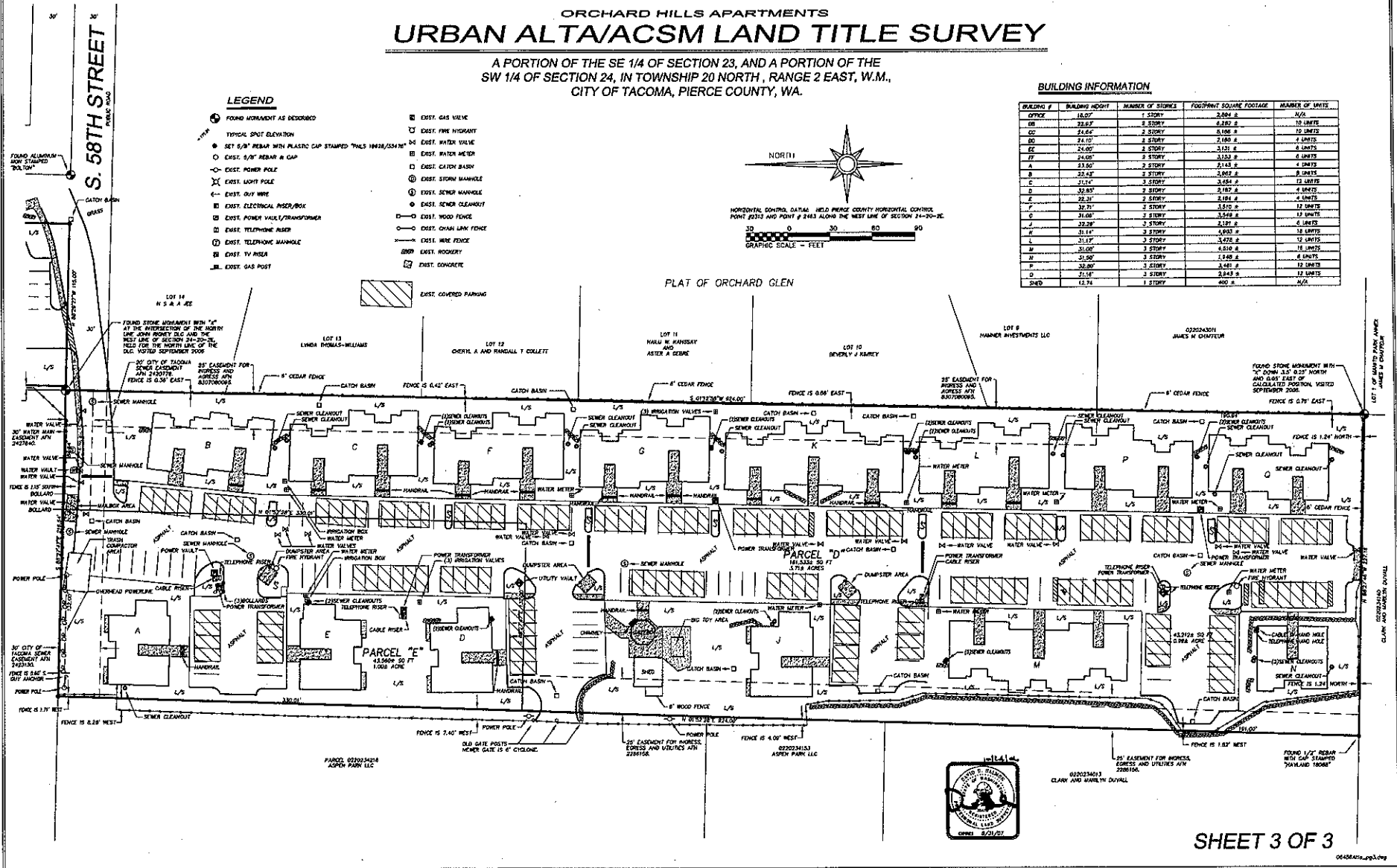
- FOUND MONUMENT AS DESCRIBED
- TYPICAL SPOT ELEVATION
- SET 5/8" REBAR WITH PLASTIC CAP STAMPED "TALS 10438/5541"
- SET 5/8" REBAR IN CAP
- ~ EXIST. POWER POLE
- ~ EXIST. LIGHT POLE
- EXIST. OUT WIRE
- EXIST. ELECTRICAL RISER/BOX
- EXIST. POWER VALVE/TRANSFORMER
- EXIST. TELEPHONE RISER
- EXIST. TELEPHONE MANHOLE
- EXIST. TV RISER
- EXIST. GAS POST
- EXIST. GAS VALVE
- EXIST. FIRE HYDRANT
- EXIST. WATER VALVE
- EXIST. WATER METER
- EXIST. CATCH BASIN
- EXIST. STORM MANHOLE
- EXIST. SEWER MANHOLE
- EXIST. SEWER CLEANOUT
- EXIST. WOOD FENCE
- EXIST. CHAIN LINK FENCE
- EXIST. WIRE FENCE
- EXIST. ROCKERY
- EXIST. CONCRETE
- EXIST. COVERED PARKING



BUILDING INFORMATION

BUILDING #	BUILDING HEIGHT	NUMBER OF STORIES	FOOTPRINT SQUARE FOOTAGE	NUMBER OF UNITS
OFFICE	16.07'	1 STORY	2,004 S.	N/A
06	22.87'	2 STORY	2,180 S.	10 UNITS
07	24.64'	2 STORY	2,180 S.	10 UNITS
08	24.10'	2 STORY	2,180 S.	10 UNITS
09	24.00'	2 STORY	2,121 S.	8 UNITS
10	24.00'	2 STORY	2,121 S.	8 UNITS
A	23.50'	2 STORY	2,143 S.	4 UNITS
B	22.43'	2 STORY	2,062 S.	8 UNITS
C	22.14'	2 STORY	2,048 S.	12 UNITS
D	22.80'	2 STORY	2,187 S.	4 UNITS
E	22.31'	2 STORY	2,121 S.	4 UNITS
F	22.71'	2 STORY	2,120 S.	12 UNITS
G	21.00'	2 STORY	2,048 S.	12 UNITS
H	22.28'	2 STORY	2,121 S.	6 UNITS
I	21.14'	2 STORY	2,043 S.	12 UNITS
J	21.10'	2 STORY	2,043 S.	12 UNITS
K	21.00'	2 STORY	2,043 S.	12 UNITS
L	21.00'	2 STORY	2,043 S.	12 UNITS
M	21.00'	2 STORY	2,043 S.	12 UNITS
N	21.00'	2 STORY	2,043 S.	12 UNITS
O	21.00'	2 STORY	2,043 S.	12 UNITS
SHED	12.74'	1 STORY	400 S.	N/A

PLAT OF ORCHARD GLEN



SHEET 3 OF 3

#62

City of Tacoma Certificate of Occupancy

This is to Certify that the RECREATION BUILDING, NEW CONSTRUCTION OF located at
FOR MULTI-FAMILY DWELLING, BLDG. A
5701 ORCHARD STREET WEST, TACOMA, WASHINGTON
on property zoned R-4L

has been inspected and found to meet or exceed the minimum standard of
the building and zoning code and occupancy is hereby authorized.

This Certificate is to be posted on the premises.

Permit No. 870948

Date SEPTEMBER 16, 1987



By Charles A. Pearson, P.E.
ACTING Building Official

City of Tacoma Certificate of Occupancy

#62

This is to Certify that the MULTI-FAMILY DWELLING, NEW CONSTRUCTION OF located at
CARPORTS AND SWIMMING POOL
5701 ORCHARD STREET, TACOMA, WASHINGTON
on property zoned R-4L

has been inspected and found to meet or exceed the minimum standard of
the building and zoning code and occupancy is hereby authorized.

This Certificate is to be posted on the premises.

Permit No. 870954-873118

Date DECEMBER 15, 1987



By William Larkins
Building Official

City of Tacoma Certificate of Occupancy

This is to Certify that the MULTI-FAMILY DWELLING, NEW CONSTRUCTION OF located at
BLOGS. B,C,D,E,&F
5701 ORCHARD STREET WEST, TACOMA, WASHINGTON
on property zoned R-4L

has been inspected and found to meet or exceed the minimum standard of
the building and zoning code and occupancy is hereby authorized.

This Certificate is to be posted on the premises.

Permit No. 870949, 870950
870951, 870952, 870953
Date DECEMBER 15, 1987



By William Larkins
Building Official

**Tacoma - Pierce County Health Department**Tacoma | Pierce County
Health Department

Healthier. Safer. Smarter.

Water Recreational Facility Report

Facility ID:	FA0002623	Report Date:	7/6/2012
Program/Element:	3006 - SWIMMING POOL, ADDL. (OPEN < 6 MOS)	Report Number:	SN0350092
WRF Name:	Orchard Hills Apartments	Purpose:	Routine Inspection- F&CS
Site Address:	5701 Orchard St W Tacoma, WA 98467	Pool/Spa Safety Specialist:	Ara Jo
		Telephone Number:	(253)798-6499
		Duration (minutes)	10

Report Summary FACILITY CLOSED**General Report Comments**

This swimming pool is voluntarily closed due to a broken pump system.

The barriers are in good shape and the entrance is padlocked secure.

This facility was directed to call Dave when they have installed a new pump and are ready to reopen.

Phone number for Dave Delong at the TPCHD is (253) 798-6499.

Report Violations

No Violations Noted.

For more information, visit our Web Site at www.tpchd.org

Tacoma-Pierce County Health Department
3629 S D Street, MS-415
Tacoma, WA. 98418-6813
Phone: 253.798.6460 Fax: 253.798.6539

Received By:

Health Authority

Pierce County Assessor-Treasurer ePIP

Parcel Summary for 0220234031

06/27/2012 01:08 PM

Property Details Parcel Number: 0220234031 Site Address: 5701 ORCHARD W Account Type: Real Property Category: Land and Improvements Use Code: 1307-SUBSIDIZED UNITS 5 OR MORE	Taxpayer Details Taxpayer Name: PRIUM ORCHARD HILLS LLC Mailing Address: 820 A ST TACOMA WA 98402-5202
Appraisal Details Value Area: PI4 Appr Acct Type: Com Multi Unit Business Name: ORCHARD HILLS N & Q Last Inspection: 02/10/2012 - Physical Inspection	Tax/Assessment Current Tax Year: 2013 Taxable Value: 416,600 Assessed Value: 416,600
Related Parcels Group Account Number: 1674 Mobile/MFG Home and Personal Property n/a parcel(s) located on this parcel: Real parcel on which this parcel is located: n/a	
Tax Description Section 23 Township 20 Range 02 Quarter 44 : BEG 733 FT S OF INTER OF N BDRY LI OF RIGNEY DLC WITH E LI OF SEC TH W TO A PT 9.33 CHS E OF W BDRY OF SD DLC TH S 191 FT TH E TO E LI OF SEC TH N 191 FT TO BEG SUBJ TO EASE TO PSPL	

I acknowledge and agree to the prohibitions listed in RCW 42.56.070(9) against releasing and/or using lists of individuals for commercial purposes. Neither Pierce County nor the Assessor-Treasurer warrants the accuracy, reliability or timeliness of any information in this system, and shall not be held liable for losses caused by using this information. Portions of this information may not be current or accurate. Any person or entity who relies on any information obtained from this system does so at their own risk. **All critical information should be independently verified.**

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Pierce County Assessor-Treasurer
Dale Washam
2401 South 35th St Room 142
Tacoma, Washington 98409
(253)798-6111 or Fax (253)798-3142
www.piercecountywa.org/atr

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Pierce County Assessor-Treasurer ePIP

Parcel Summary for 0220234112

06/27/2012 01:10 PM

Property Details Parcel Number: 0220234112 Site Address: 5102 S 58TH ST Account Type: Real Property Category: Land and Improvements Use Code: 1307-SUBSIDIZED UNITS 5 OR MORE	Taxpayer Details Taxpayer Name: PRIUM ORCHARD HILLS LLC Mailing Address: 820 A ST TACOMA WA 98402-5202
Appraisal Details Value Area: PI4 Appr Acct Type: Com Multi Unit Business Name: ORCHARD HILLS Last Inspection: 02/09/2012 - Physical Inspection	Tax/Assessment Current Tax Year: 2013 Taxable Value: 1,208,600 Assessed Value: 1,208,600
Related Parcels Group Account Number: 1674 Mobile/MFG Home and Personal Property n/a parcel(s) located on this parcel: Real parcel on which this parcel is located: n/a	
Tax Description Section 23 Township 20 Range 02 Quarter 41 : BEG AT INTER OF N LI OF JOHN RIGNEY DLC WITH E LI OF SEC TH W TO A PT 9.33 CHS E OF NW COR SD DLC TH S PAR/W W LI OF SD DLC 14 CHS TH E TO E LI SD SEC TH N 14 CHS TO BEG EXC S 191 FT THEREOF & EXC W 132 FT OF N 330 FT THEREOF EASE OF RECORD SEG F 5266	

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Pierce County Assessor-Treasurer ePIP

Parcel Summary for 0220234111

06/27/2012 01:09 PM

Property Details Parcel Number: 0220234111 Site Address: 5102 S 58TH ST Account Type: Real Property Category: Land and Improvements Use Code: 1307-SUBSIDIZED UNITS 5 OR MORE		Taxpayer Details Taxpayer Name: PRIUM ORCHARD HILLS LLC Mailing Address: 820 A ST TACOMA WA 98402-5202	
Appraisal Details Value Area: PI4 Appr Acct Type: Com Multi Unit Business Name: ORCHARD HILLS A,E &D Last Inspection: 02/09/2012 - Physcal Inspection		Tax/Assessment Current Tax Year: 2013 Taxable Value: 412,500 Assessed Value: 412,500	
Related Parcels Group Account Number: 1674 Mobile/MFG Home and Personal Property 2000203929 parcel(s) located on this parcel: Real parcel on which this parcel is located: n/a			
Tax Description Section 23 Township 20 Range 02 Quarter 41 : W 132 FT OF N 330 FT OF FOLL BEG AT INTER OF N LI OF JOHN RIGNEY DLC WITH E LI OF SEC TH W TO A PT 9.33 CHS E OF NW COR OF SD DLC TH S PAR/W W LI SD DLC 14 CHS TH E TO E LI SD SEC TH N 14 CHS TO BEG EASE OF RECORD SEG F 5266			

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Pierce County Assessor-Treasurer ePIP

Parcel Summary for 0220234179

06/27/2012 01:10 PM

Property Details Parcel Number: 0220234179 Site Address: 5701 ORCHARD W Account Type: Real Property Category: Land and Improvements Use Code: 1307-SUBSIDIZED UNITS 5 OR MORE	Taxpayer Details Taxpayer Name: PRIUM ORCHARD HILLS LLC Mailing Address: 820 A ST TACOMA WA 98402-5202
Appraisal Details Value Area: PI4 Appr Acct Type: Com Multi Unit Business Name: Last Inspection: 02/09/2012 - Physical Inspection	Tax/Assessment Current Tax Year: 2013 Taxable Value: 172,800 Assessed Value: 172,800
Related Parcels Group Account Number: <u>1674</u> Mobile/MFG Home and Personal Property n/a parcel(s) located on this parcel: Real parcel on which this parcel is located: n/a	
Tax Description Section 23 Township 20 Range 02 Quarter 41 : 23-20-02E&4/179 THAT POR OF GOVT LOT 1 LY N OF N LI OF JOHN RIGNEY DLC & SLY OF SELY LI OF RELOC HANNAH PIERCE CO RD EXC S 380.01 FT AS MEAS ALG E LI OF GOVT LOT 1 EXC WLY 6 FT ABUTTING HANNAH PIERCE RELOC RD DEEDED TO CITY OF TACOMA #375492 OUT OF 4-174 SEG K-0030 TP	

I acknowledge and agree to the prohibitions listed in RCW 42.56.070(9) against releasing and/or using lists of individuals for commercial purposes. Neither Pierce County nor the Assessor-Treasurer warrants the accuracy, reliability or timeliness of any information in this system, and shall not be held liable for losses caused by using this information. Portions of this information may not be current or accurate. Any person or entity who relies on any information obtained from this system does so at their own risk. **All critical information should be independently verified.**

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Pierce County Assessor-Treasurer ePIP

Parcel Summary for 5855000202

06/27/2012 01:07 PM

Property Details Parcel Number: 5855000202 Site Address: 5701 ORCHARD ST W Account Type: Real Property Category: Land and Improvements Use Code: 1307-SUBSIDIZED UNITS 5 OR MORE	Taxpayer Details Taxpayer Name: PRIUM ORCHARD HILLS LLC Mailing Address: 820 A ST TACOMA WA 98402-5202
Appraisal Details Value Area: PI4 Appr Acct Type: Com Multi Unit Business Name: ORCHARD HILLS APT B & C Last Inspection: 02/09/2012 - Physical Inspection	Tax/Assessment Current Tax Year: 2013 Taxable Value: 8,199,400 Assessed Value: 8,199,400
Related Parcels Group Account Number: <u>1674</u> Mobile/MFG Home and Personal Property n/a parcel(s) located on this parcel: Real parcel on which this parcel is located: n/a	
Tax Description Section 24 Township 20 Range 02 Quarter 32 MILLERS: MILLERS L 2 THRU 13 B 17 TOG/W N 1/2 OF THAT POR S 57TH ST ADJ L 13 VAC BY ORD #18563 AFN 2466407 A RE-RECORD OF ORD #2239742 ALSO TOG/W VAC STRIP ABUTT SD PREMISES ON W AS VAC BY ORD #23431 AFN 85-09-09-0223 NW OF SW 24-20-02E OUT OF 020-0 SEG X-1160 SG ES	

I acknowledge and agree to the prohibitions listed in RCW 42.56.070(9) against releasing and/or using lists of individuals for commercial purposes. Neither Pierce County nor the Assessor-Treasurer warrants the accuracy, reliability or timeliness of any information in this system, and shall not be held liable for losses caused by using this information. Portions of this information may not be current or accurate. Any person or entity who relies on any information obtained from this system does so at their own risk. **All critical information should be independently verified.**

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Pierce County Assessor-Treasurer ePIP**Parcel Summary for 5855000440**

07/31/2012 07:55 AM

Property Details Parcel Number: 5855000440 Site Address: 5701 ORCHARD W Account Type: Real Property Category: Land and Improvements Use Code: 1307-SUBSIDIZED UNITS 5 OR MORE	Taxpayer Details Taxpayer Name: PRIUM ORCHARD HILLS LLC Mailing Address: 820 A ST TACOMA WA 98402-5202
Appraisal Details Value Area: PI4 Appr Acct Type: Com Multi Unit Business Name: ORCHARD HILLS D E & F Last Inspection: 02/09/2012 - Physical Inspection	Tax/Assessment Current Tax Year: 2013 Taxable Value: 424,700 Assessed Value: 424,700
Related Parcels Group Account Number: 1674 Mobile/MFG Home and Personal Property n/a parcel(s) located on this parcel: Real parcel on which this parcel is located: n/a	
Tax Description Section 24 Township 20 Range 02 Quarter 32 MILLERS: MILLERS L 1 THRU 13 B 34 TOG/W 1/2 VAC S 57TH ST & N 29.73 FT S 58TH ST EASE OF RECORD DC070798MD	

I acknowledge and agree to the prohibitions listed in RCW 42.56.070(9) against releasing and/or using lists of individuals for commercial purposes. Neither Pierce County nor the Assessor-Treasurer warrants the accuracy, reliability or timeliness of any information in this system, and shall not be held liable for losses caused by using this information. Portions of this information may not be current or accurate. Any person or entity who relies on any information obtained from this system does so at their own risk. **All critical information should be independently verified.**

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Dale Washam**

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ASPC Inc. (425) 432-5334

Invoice

All Service Plumbing
 23220 Maple Valley-Black Diamond Hwy SE
 Suite # 3A
 Maple Valley, WA 98038

Date	Invoice #
2/23/2012	12287

Bill To
Orchard Hills Allied Group 5701 Orchard St W Tacoma, WA 98467

Ship To
Orchard Hills 5701 Orchard St W Tacoma, WA 98467

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
#C-7	Due on receipt	james	2/23/2012			Orchard Hills
Quantity	Item Code	Description	Price Each	Class	Amount	
1	16- Plumbing sm...	Plumbing small jobs Repiped unit #C-7 water line per proposal dated 2/17/12	2,162.00	sc2012.02Orchar...	2,162.00T	
1	Materials	Materials Used for job original bid included only the bathroom and to tie in at living room wall we asked to be open. Techs found it easy access to finish the entire unit through this wall and completed the kitchen in the allotted time for the bid, but this is the extra materials for that portion that was not in our bid.	72.00	sc2012.02Orchar...	72.00T	
		SALES TAX (SHIP TO: TACOMA-2717)	9.30%		207.76	
Thank you for your business.					Total	\$2,441.76

Group Account 1674**Parcels in Group**

Parcel	Address
0220234031	5701 ORCHARD W
0220234111	5102 S 58TH ST
0220234112	5102 S 58TH ST
0220234179	5701 ORCHARD W
5855000202	5701 ORCHARD ST W
5855000440	5701 ORCHARD W

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Pierce County Assessor-Treasurer**Dale Washam**

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Pierce County Assessor-Treasurer ePIP

Building Characteristics for 5855000202

07/12/2012 01:27 PM

Property Details Parcel Number: 5855000202 Site Address: 5701 ORCHARD ST W Account Type: Real Property Category: Land and Improvements Use Code: 1307-SUBSIDIZED UNITS 5 OR MORE					Taxpayer Details Taxpayer Name: PRIUM ORCHARD HILLS LLC Mailing Address: 820 A ST TACOMA WA 98402-5202																																						
Building ID:										19 building(s) on this parcel																																	
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19																																											
General Characteristics <table> <tr> <td>Property Type:</td> <td>Commercial</td> <td>SF:</td> <td>9,450</td> <td>Fin. Attic SF:</td> <td>0</td> </tr> <tr> <td>Condition:</td> <td>Average</td> <td>Net SF:</td> <td>135,664</td> <td>Total Bsmnt. SF:</td> <td>0</td> </tr> <tr> <td>Quality:</td> <td>Average</td> <td>Atch. Garage SF:</td> <td>0</td> <td>Fin. Bsmnt. SF:</td> <td>0</td> </tr> <tr> <td>Neighborhood:</td> <td>206 / 852</td> <td>Det. Garage SF:</td> <td>0</td> <td>Bsmnt. Gar. Door:</td> <td>0</td> </tr> <tr> <td>Occupancy:</td> <td>Apt Low Rise 100 Units Plus</td> <td>Carport SF:</td> <td>0</td> <td>Fireplaces:</td> <td>0</td> </tr> </table>														Property Type:	Commercial	SF:	9,450	Fin. Attic SF:	0	Condition:	Average	Net SF:	135,664	Total Bsmnt. SF:	0	Quality:	Average	Atch. Garage SF:	0	Fin. Bsmnt. SF:	0	Neighborhood:	206 / 852	Det. Garage SF:	0	Bsmnt. Gar. Door:	0	Occupancy:	Apt Low Rise 100 Units Plus	Carport SF:	0	Fireplaces:	0
Property Type:	Commercial	SF:	9,450	Fin. Attic SF:	0																																						
Condition:	Average	Net SF:	135,664	Total Bsmnt. SF:	0																																						
Quality:	Average	Atch. Garage SF:	0	Fin. Bsmnt. SF:	0																																						
Neighborhood:	206 / 852	Det. Garage SF:	0	Bsmnt. Gar. Door:	0																																						
Occupancy:	Apt Low Rise 100 Units Plus	Carport SF:	0	Fireplaces:	0																																						
Built-As <table> <tr> <th>Description</th> <th>Year Built</th> <th>Adj. Year Built</th> <th>SF</th> <th>Stories</th> <th>Bed-rooms</th> <th>Bath-rooms</th> <th>Exterior</th> <th>Class</th> <th>Roof</th> <th>HVAC</th> <th>Units</th> <th>SF</th> <th>Sprinkler</th> </tr> <tr> <td>Multiple - Residential</td> <td>1989</td> <td>1989</td> <td>9,450</td> <td>2</td> <td>n/a</td> <td>n/a</td> <td>n/a</td> <td>Wood Frame</td> <td>n/a</td> <td>Electric</td> <td>10</td> <td>0</td> <td></td> </tr> </table>														Description	Year Built	Adj. Year Built	SF	Stories	Bed-rooms	Bath-rooms	Exterior	Class	Roof	HVAC	Units	SF	Sprinkler	Multiple - Residential	1989	1989	9,450	2	n/a	n/a	n/a	Wood Frame	n/a	Electric	10	0			
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Warning: Appraisal data provided is for informational purposes only and is incomplete for determination of value.

I acknowledge and agree to the prohibitions listed in RCW 42.56.070(9) against releasing and/or using lists of individuals for commercial purposes. Neither Pierce County nor the Assessor-Treasurer warrants the accuracy, reliability or timeliness of any information in this system, and shall not be held liable for losses caused by using this information. Portions of this information may not be current or accurate. Any person or entity who relies on any information obtained from this system does so at their own risk. **All critical information should be independently verified.**

"Our office works for you, the taxpayer"

Pierce County Assessor-Treasurer
Dale Washam
 2401 South 35th St Room 142
 Tacoma, Washington 98409
 (253)798-6111 or Fax (253)798-3142
www.piercecountywa.org/atr

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Pierce County Assessor-Treasurer ePIP**Parcel Summary for 5855000440**

07/31/2012 07:55 AM

Property Details Parcel Number: 5855000440 Site Address: 5701 ORCHARD W Account Type: Real Property Category: Land and Improvements Use Code: 1307-SUBSIDIZED UNITS 5 OR MORE	Taxpayer Details Taxpayer Name: PRIUM ORCHARD HILLS LLC Mailing Address: 820 A ST TACOMA WA 98402-5202
Appraisal Details Value Area: PI4 Appr Acct Type: Com Multi Unit Business Name: ORCHARD HILLS D E & F Last Inspection: 02/09/2012 - Physical Inspection	Tax/Assessment Current Tax Year: 2013 Taxable Value: 424,700 Assessed Value: 424,700
Related Parcels Group Account Number: 1674 Mobile/MFG Home and Personal Property n/a parcel(s) located on this parcel: Real parcel on which this parcel is located: n/a	
Tax Description Section 24 Township 20 Range 02 Quarter 32 MILLERS: MILLERS L 1 THRU 13 B 34 TOG/W 1/2 VAC S 57TH ST & N 29.73 FT S 58TH ST EASE OF RECORD DC070798MD	

I acknowledge and agree to the prohibitions listed in RCW 42.56.070(9) against releasing and/or using lists of individuals for commercial purposes. Neither Pierce County nor the Assessor-Treasurer warrants the accuracy, reliability or timeliness of any information in this system, and shall not be held liable for losses caused by using this information. Portions of this information may not be current or accurate. Any person or entity who relies on any information obtained from this system does so at their own risk. **All critical information should be independently verified.**

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CCG Project # / Property Name	CCG-3202
Address	5701 Orchard Street West
City / County	Tacoma
State, Zip Code	WA 98467

City Hall	
Phone/ Fax #'s	

Assessors Office	
Name	Pierce County Tax Aassessor
Phone/ Fax #'s	
Contact Name	http://www.co.pierce.wa.us
Account #	Parcel summaries attached at the end of the report
Comments	Comments pending

Planning Dept.	
Phone/ Fax #'s	
Contact Name	Anderson, Lisa - lisa.anderson@cityoftacoma.org
Zoning Designation	"T" Transitional & "C-1" Commercial
Acceptable Use?	Yes
Comments:	Comments pending

Building Dept.	
Phone/ Fax #'s	
Contact Name	pcosta@cityoftacoma.org
Violations on file	
Comments:	Comments pending

Code Enforcement Dept.	
Phone/ Fax #'s	
Contact	Stephens, Julie - jstephens@ci.tacoma.wa.us
Construction Date	1987
Violations on file	
Comments:	Comments pending

Fire Dept.	
Phone/ Fax #'s	
Contact Name	Bowen, Linda - LBowen@ci.tacoma.wa.us
Violations on file?	None
Comments:	Comments pending

Health Dept.	
Phone/ Fax #'s	
Contact Name	
Inspection Status & History	
VGB enforced?	
Comments:	Comments pending

Chapter 51-54 WAC

Last Update: 11/29/10

State building code adoption and amendment of the 2009 edition of the international fire code

(Effective Until July 1, 2011.)

51-54-4600

CHAPTER 46 CONSTRUCTION REQUIREMENTS FOR EXISTING BUILDINGS

SECTION 4601 GENERAL

4601.1 Scope. The provisions of this chapter shall apply to existing buildings constructed prior to the adoption of this Code.

4601.2 Intent. The intent of this chapter is to provide a minimum degree of fire and life safety to persons occupying buildings by providing for alterations to such existing buildings that do not comply with the minimum requirements of the International Building Code.

4603.6.6 Group R-2. An automatic or manual fire alarm system that activates the occupant notification system in accordance with Section 907.6 shall be installed in existing Group R-2 occupancies more than three stories in height or with more than 16 dwelling or sleeping units.

EXCEPTIONS:

1. Where each living unit is separated from other contiguous living units by fire barriers having a fire-resistance rating of not less than 0.75 hour, and where each living unit has either its own independent exit or its own independent stairway or ramp discharging at grade.
2. A separate fire alarm system is not required in buildings that are equipped throughout with an approved supervised automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 and having a local alarm to notify all occupants.
3. A fire alarm system is not required in buildings that do not have interior corridors serving dwelling units and are protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, provided that dwelling units either have a means of egress door opening directly to an exterior exit access that leads directly to the exits or are served by open-ended corridors designed in accordance with Section 1023.6, Exception 4.

Note: The sections noted below are intended for new construction, but will be referenced now due to section 4603.6.6

907.2.9 Group R-2.

A manual fire alarm system shall be installed in Group R-2 occupancies where:

1. Any dwelling unit or sleeping unit is located three or more stories above the lowest level of exit discharge;
2. Any dwelling unit or sleeping unit is located more than one story below the highest level of exit discharge of exits serving the dwelling unit or sleeping unit; or
3. The building contains more than 16 dwelling units or sleeping units.

Exceptions:

1. A fire alarm system is not required in buildings not more than two stories in height where all dwelling units or sleeping units and contiguous attic and crawl spaces are separated from each other and public or common areas by at least 1-hour fire partitions and each dwelling unit or sleeping unit has an exit directly to a public way, exit court or yard.
2. Manual fire alarm boxes are not required throughout the building when the following conditions are met:
 - 2.1. The building is equipped throughout with an automatic sprinkler system in accordance with [Section 903.3.1.1](#) or [903.3.1.2](#); and
 - 2.2. The notification appliances will activate upon sprinkler flow.
3. A fire alarm system is not required in buildings that do not have interior corridors serving dwelling units and are protected by an approved automatic sprinkler system installed in accordance with [Section 903.3.1.1](#) or [903.3.1.2](#), provided that dwelling units either have a means of egress door opening directly to an exterior exit access that leads directly to the exits or are served by open-ended corridors designed in accordance with [Section 1023.6](#), Exception 4.

907.6 Occupant notification systems. A fire alarm system shall annunciate at the panel and shall initiate occupant notification upon activation, in accordance with [Sections 907.6.1](#) through [907.6.2.3.4](#). Where a fire alarm system is required by another section of this code, it shall be activated by:

1. Automatic fire detectors.
2. Sprinkler waterflow devices.
3. Manual fire alarm boxes.
4. Automatic fire-extinguishing systems.

Exception: Where notification systems are allowed elsewhere in [Section 907](#) to annunciate at a constantly attended location.

907.6.1 Presignal feature. A presignal feature shall not be installed unless *approved* by the *fire code official* and the fire department. Where a presignal feature is provided, a signal shall be annunciated at a constantly attended location *approved* by the fire department, in order that occupant notification can be activated in the event of fire or other emergency.

907.6.2.1 Audible alarms. Audible alarm notification appliances shall be provided and emit a distinctive sound that is not to be used for any purpose other than that of a fire alarm.

Exception: Visible alarm notification appliances shall be allowed in lieu of audible alarm notification appliances in critical care areas of Group I-2 occupancies.

907.6.2.1.1 Average sound pressure. The audible alarm notification appliances shall provide a sound pressure level of 15 decibels (dBA) above the average ambient sound level or 5 dBA above the maximum sound level having a duration of at least 60 seconds, whichever is greater, in every occupiable space within the building. **The minimum sound pressure levels shall be: 75 dBA in occupancies in Groups R** and I-1; 90 dBA in mechanical equipment rooms; and 60 dBA in other occupancies.

907.6.2.1.2 Maximum sound pressure. The maximum sound pressure level for audible alarm notification appliances shall be 110 dBA at the minimum hearing distance from the audible appliance. Where the average ambient noise is greater than 95 dBA, visible alarm notification appliances shall be provided in accordance with NFPA 72 and audible alarm notification appliances shall not be required.

907.6.2.2 - 907.6.2.2.4 Relate to voice evacuation systems, and do not apply to KCHA projects